Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

BRUNTWOOD AVIVA 2 LTD

MANCHESTER ONE, PORTLAND STREET, MANCHESTER

ECOLOGICAL BASELINE, BIODIVERSITY NET GAIN AND PRELIMINARY ROOST ASSESSMENT FOR BATS



BRUNTWOOD AVIVA 2 LTD

MANCHESTER ONE, PORTLAND STREET, MANCHESTER

ECOLOGICAL BASELINE, BIODIVERSITY NET GAIN AND PRELIMINARY ROOST ASSESSMENT FOR BATS

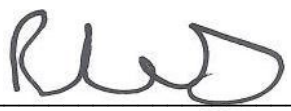
Penny Anderson Associates Limited
'Park Lea'
60 Park Road
Buxton
Derbyshire
SK17 6SN

Project Manager
Rob Lamb BSc (Hons), MSc, ACIEEM (Principal Ecologist)

Authors
Jamie Carmichael BSc (Hons), MRes (Assistant Ecologist)
Joe Walters BSc (Hons), (Ecologist)
Rebekah Pipes BSc (Hons) (Assistant Ecologist)
Rob Lamb

January 2026

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed:

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

CONTENTS

Page

1. INTRODUCTION 1

Site Location and Context 1

Legislative Context 1

Biodiversity Net Gain 3

Invasive Species 3

2. METHODS 4

Desk Study 4

Preliminary Ecological Appraisal 4

Preliminary Roost Assessment for Bats 4

Preliminary Roost Assessment of Built Structures 4

Habitat Suitability 5

Habitat Condition Assessment 6

Biodiversity Net Gain 6

Baseline (Pre-Development Calculations) 6

Post-Development Calculations 7

Limitations 7

3. RESULTS 8

Desk Study 8

Statutory Protected Sites 8

European Sites 8

Sites of Special Scientific Interest 8

National and Local Nature Reserves 8

Non-Statutory Protected Sites 8

Priority Habitats 8

Protected and Notable Species 8

Granted European Protected Species Licence Applications 8

Badger 8

Otter 9

Water Vole 9

Bats 9

Other Mammals 9

Birds 10

Amphibians 11

Reptiles 11
Invertebrates 11
White-clawed Crayfish and Notable Fish 11
Notable Plant Species 11
Preliminary Ecological Appraisal/UKHab Habitat Survey 12
Habitats 12
Modified Grassland (g4) 12
Buildings (u1b) and Developed Land; Sealed Surface (u1b5) 12
Other Native Hedgerow (h2a6) 12
Individual Urban Trees (200) 12
Invasive Non-Native Species 12
Nesting Birds and Schedule 1 Bird Species 13
Black Redstart 13
Peregrine 13
Other Nesting Birds 13
Other Protected Species 13
Preliminary Roost Assessment for Bats 14
Habitat Suitability Assessment 14
Roost Assessment of Built Structures 14
Main High Rise Building 14
Podium Building 14
Concrete Flyover 14
Ground Level Assessment of Trees for Bats 14
Post-Development BNG 14
4. DISCUSSION AND RECOMMENDATIONS 16
Habitats 16
Bats 16
Breeding Birds (including Peregrine and Black Redstart) 16
Other Protected Species 16
Invasive Non-Native Species 16
Biodiversity Net Gain 17
BNG Conclusions 17
Survey Validity 18
5. REFERENCES 19
6. ABBREVIATIONS 20

TABLES

1 Bat Roost Assessment of Built Structures Criteria 5
2 Bat Habitat Suitability Assessment Criteria 6
3 Bat Roost Records 9
4 Bat Records 9
5 Bird Species of Principal Importance 10
6 Headline Baseline Habitat Units 17
7 Summary of Metric Output 17

FIGURE

1 Preliminary Ecological Appraisal Map

APPENDICES

1 Botanical Species List
2 Granted European Protected Species Licence Application Records
3 Photographs
4 Habitat Condition Assessment Sheets
5 Relevant Protected Species Legislation Summaries [BB peregrine Black redstart
6a Post-Development Landscape Design – Ground Level
6b Post-Development Landscape Design – First Floor
7 Statutory Biodiversity Net Gain Metric (sent separately)

1. INTRODUCTION

1.1 Penny Anderson Associates (PAA) was commissioned by Bruntwood Aviva 2 Ltd to provide ecological inputs to inform the Manchester One development project located at Portland Street, central Manchester (hereafter referred to as the 'site').

1.2 This included:

- A Preliminary Ecological Appraisal (PEA), comprising both a field visit and desk study exercise.
- Habitat Condition Assessments (HCA);
- A Preliminary Bat Roost Assessment (PRA) of built structures; and
- Biodiversity Net Gain (BNG) pre- and post-development calculations and metric inputs.

1.3 The site is located on Portland Street, central Manchester (M1 3LD), with the survey area covering the red line boundary as mapped in Figure 1.

1.4 The methods and results for all the surveys and inputs listed above are provided within this report. Any recommendations for further ecological survey work and mitigation needed to ensure compliance with wildlife legislation and relevant planning policy are made as appropriate.

Site Location and Context

1.5 The site is located within the highly urbanised setting of central Manchester. The site itself comprises the 77m tall Manchester One tower. The tower was completed in the 1960s and is primarily glazed.

Legislative Context

1.6 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended).

1.7 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA), 1981 (as amended) and Countryside and Rights of Way (CRoW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).

1.8 At the national level, Biodiversity 2020 (Defra 2011) forms England's national biodiversity strategy. Building on the Natural Environment White Paper[1] published in 2011, this provides a means of delivering the UK's commitments to maintaining and protecting biodiversity. Under Biodiversity 2020, the Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England as listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006 (amended).

[1] *https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature*

1.9 More recently, the Environment Act 2021 further supports this commitment to, and strengthens the legislation in respect of, maintaining and also enhancing biodiversity in England, and Part 6 Nature and Biodiversity includes the following key areas:

- Strengthened biodiversity duty for public authorities in England;
- BNG to ensure developments deliver at least 10% increase in biodiversity;
- Local Nature Recovery Strategies to support a Nature Recovery Network;
- Duty upon Local Authorities to consult on street tree felling;
- Strengthen woodland protection enforcement measures; and
- Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.

1.10 Finally, the National Planning Policy Framework (NPPF 2024) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.

1.11 The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:

a. if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b. development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;

c. development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

1.12 The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:

- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swift (Apus apus), bats and hedgehog (Erinaceus europaeus);

- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

1.13 To protect and enhance biodiversity and geodiversity, plans should:

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

Biodiversity Net Gain

1.14 In England, BNG is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

1.15 Under the statutory framework for BNG, subject to some exceptions, every grant of planning permission for applications submitted after 12th February 2024 (or 2nd April for small developments[2]) the introduction of the statutory framework, is deemed to have been granted subject to the condition that the biodiversity gain objective is met ('the biodiversity gain condition'). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitat. This increase can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits.

Invasive Species

1.16 Certain non-native species that have been introduced into the UK are regarded as being a threat to native biodiversity. Legislative measures have, therefore, been put in place to prevent the spread of these invasive species in the wild.

1.17 Under section 14 of the WCA, 1981 (as amended), it is illegal to introduce plants listed under Part II of Schedule 9 of the WCA into the wild or sell these species. Offences include causing the spread of viable plant material or neglecting to contain or appropriately manage non-native species.

1.18 Commonly introduced Schedule 9 species include non-native cotoneaster species, specifically, small-leaved cotoneaster[3] (*Cotoneaster microphylla*) and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Reynoutria japonica*).

---

[2] *A small development means residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares or commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare*

[3] *Plant species names follow Stace (2019)*

2. METHODS

Desk Study

2.1 A request for details of protected and notable species and locally designated sites within 2km of the centre of the site was made to Greater Manchester Local Record Centre (GMLRC), with data returned in December 2024. Additionally, the Multi-Agency Geographic Information for the Countryside (MAGIC[4]) website was consulted for details of statutory designated sites and Priority Habitats within a 2km search area from the centre of the site. The desk study was compiled by Assistant Ecologist Jamie Carmichael.

2.2 It is important to note that the desk study results provide only an indication of the species present in and around the site, and do not confirm current presence or absence of any species. Protected species are often under-recorded in county wildlife databases.

Preliminary Ecological Appraisal

2.3 A PEA was undertaken in the field by Ecologist Joe Walters on 21st January 2025. This comprised a UKHab survey and a scoping assessment for protected and notable species.

2.4 The PEA was undertaken in accordance with the best practice methodology as detailed by the Chartered Institute of Ecology and Environmental Management (CIEEM 2017), UK Habitat Classification System Version 2.01 (UKHab Ltd 2023) and the British Standard BS42020:2013.

2.5 The UKHab survey element entailed mapping and describing the habitats present within the site boundary and collating a plant species list for each of the habitats. All identifiable species recorded on the site are included in Appendix 1 of this report.

2.6 The survey was 'extended' (Institute of Environmental Assessment 1995) to include notes on fauna and habitats which could potentially support protected or notable species. The presence of, or potential for, protected or notable species was noted on the field map as a Target Note (TN) during the survey.

Preliminary Roost Assessment for Bats

2.7 Built structures within the site were subject to detailed inspection to assess potential to support roosting bats. This was completed by Ecologist Joe Walters (as an Accredited Agent under Dr Sarah Ross' Level 2 Bat Survey Class Licence) on 21st January 2025 following standard methodologies based on best practice survey guidance (Collins 2023).

Preliminary Roost Assessment of Built Structures

2.8 Structures were inspected using close-focussing binoculars and a high-powered torch to search for potential roost features (PRF) that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal areas such as cavity walls. A search was also made for any evidence of bat presence, such as accumulations of droppings and feeding remains or sightings of the animals themselves.

2.9 Once all PRF were identified, the structure as a whole was assigned to one of the same categories (as based on the criteria in Table 1), or None where no suitable features were present.

[4] *https://magic.defra.gov.uk/MagicMap.aspx (last accessed February 2025)*

Habitat Suitability

2.10 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.

2.11 The assessment of habitat suitability was based on the broad criteria outlined in Table 2 (Collins 2023), combined with the professional judgement and experience of the surveyor.

Table 1 Bat Roost Assessment of Built Structures Criteria

Suitability	Description of Roosting Habitats
None	No features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible[5]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[6] 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 roosts and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[7])
Moderate	A structure 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 type of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure 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. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
Confirmed Roost	A structure with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

[5] *Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute).*

[6] *For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.*

[7] *Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al. 2016 and Jansen et al. 2022). Common pipistrelle swarming has been observed in the UK (Bell 2022 and Tomlinson 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.*

Table 2 Bat Habitat Suitability Assessment Criteria

Suitability	Description of Commuting/Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland or water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats, such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to known roosts.

Habitat Condition Assessment

2.12 A HCA was undertaken (where applicable) on each separate parcel of habitat, linear feature (line of trees) and individual tree identified during the habitat survey. The condition assessment used the '*Statutory Biodiversity Metric Condition Assessment - Technical Annex 1: Condition Assessment Sheets and Methodology'.*

Biodiversity Net Gain

Baseline (Pre-Development Calculations)

2.13 With the outputs of the PEA, baseline BNG scores were calculated for the site.

2.14 The Statutory Metric was applied, using the Metric and associated guidance notes available via the Defra web pages[8]. The inputs to the Statutory Metric for the baseline assessment were:

- Habitat type;
- Area of each habitat type (ha); and
- Habitat condition.

[8] https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides?fbclid=IwAR3t_S8djN97HZzsb8H9ISdfVqDiUZJcSR7pp4Kz5zHRFK5KWoLjPBImRcw

2.15 The Metric requires a 'condition' assessment for each habitat and feature, based on the guidelines and targets provided in the methodology for the specific habitat type. Condition categories available within the Metric (which vary slightly depending on the habitat classification) range from Poor to Good, or Not Applicable where appropriate.

2.16 The Metric also includes a 'distinctiveness' score for each habitat. This is completed automatically by the Statutory Metric when the habitat type is selected and is based on parameters such as species-richness, diversity, rarity and the degree to which habitats support species rarely found in other habitats. There are five distinctiveness categories, ranging from Very Low to Very High.

2.17 Linear features, such as hedgerows and streams are assessed separately within the methodology, including any streams or rivers within 10m of the application site boundary. The existing length of the feature is entered (in linear km) in the on-site hedge baseline spreadsheet, and on-site watercourse baseline spreadsheet, and the feature condition is selected based on the guidelines presented in the methodology. However, for this site, no streams were present within the baseline habitats.

Post-Development Calculations

2.18 With the landscape proposals provided, post-development BNG has been calculated to provide an indication of the anticipated percentage net gain or net loss as a result of the development.

2.19 For these calculations, the Metric is input with the Geographic Information Systems (GIS) generated area data (in ha) to be input for each of the habitats. These are classified under each of the following categories: baseline habitat to be lost during the development, baseline habitat to be enhanced, and habitat to be created, along with the associated characteristics (condition, strategic significance) and automatically generated data (e.g. distinctiveness).

2.20 The hedgerow lengths to be removed or enhanced are then added to the spreadsheet along with any new linear features to be created. The units calculated pre- and post-development are compared and the number of 'hedge units' or 'river units' is automatically calculated.

2.21 Proposed habitats on-site were then entered based upon the landscape plan proposals, again by area or length. The target habitat distinctiveness is automatically calculated but the target habitat condition must be added by the Ecologist.

2.22 As part of the proposed habitat creation and restoration, the Calculator takes into account 'risk factors'. These include:

- Temporal factors – time required to reach target condition (the creation of a habitat, e.g. woodland takes time to mature and reach target condition). The temporal factor is generated automatically for each proposed habitat type but additional data covering delays in habitat creation or advance habitat creation due to specific project schedules can be accommodated in the overall assessment; and
- Difficulty factors – risk of failure of achieving habitats through restoration and/or creation. Some restoration and enhancements measures are more difficult to achieve than others. The Calculator automatically selects the level of difficulty depending on the habitat chosen.

Limitations

2.23 The site was fully accessible and the structures sufficiently accessible to complete all elements of survey.

3. RESULTS

Desk Study

3.1 The desk study utilised data obtained from GMLRC in December 2024, searching within a 2km radius of the site centre. The MAGIC search engine was also used to obtain additional data on European Protected Species (EPS) licences and Priority Habitats, as well as designated and non-designated sites within 2km of the site centre.

Statutory Protected Sites

European Sites

3.2 European protected sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar wetland sites, possible SAC, potential SPA and proposed Ramsar sites.

3.3 Rochdale Canal (SAC) is located 5.2km north-east of the site.

Sites of Special Scientific Interest

3.4 SSSI represent a selection of this country's best wildlife and geological sites and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).

3.5 No SSSI sites were identified during the 5km data search.

National and Local Nature Reserves

3.6 No National or Local Nature Reserves were identified during the 2km data search.

Non-Statutory Protected Sites

3.7 Rochdale Canal: Stott's Lane to Ducie Street Basin is a Site of Biological Importance (SBI), which is within the 2km search area and located 450m east of the site.

3.8 Ashton Canal (West) is a SBI within the 2km search area and located 450m east of the site.

3.9 The River Irwell is a SBI within the 2km search area and located 1.9km west of the site.

Priority Habitats

3.10 Twenty-five parcels of Priority Habitat - deciduous woodland were identified during the 2km data search, the closest parcel is located 1.2km south-east of the site.

3.11 Thirty parcels of Priority Habitat - open mosaic were identified during the 2km data search, the closest parcel is located 0.6km south-west of the site.

Protected and Notable Species

Granted European Protected Species Licence Applications

3.12 Twenty-seven records of granted EPS licence applications were returned from the 2km data search, further information on these licences can be found in Appendix 2.

Badger

3.13 One record of a badger (*Meles meles*) sett was returned from the 2km data search. This record is dated 2011 and located 1.2km north of the site boundary.

3.14 There were 18 other records of badger field observations returned from the 2km data search, dating from 2011 to 2014. The closest record is located 200m south of the site, dating 2011.

Otter

3.15 Six records of otter (*Lutra lutra*) were returned from the 2km data search, dating from 2013 to 2023. The closest record was from 2022, located 1.2km west of the site along the River Medlock.

Water Vole

3.16 No records of water vole (*Arvicola amphibius*) were returned from the 2km data search.

Bats

3.17 Seventy-three records of bat roosts were returned from the 2km data search, with further details provided in Table 3.

Table 3 Bat Roost Records

Common Name	Scientific Name	No. of Roosts	Closest Record (approximate distance and direction from site boundary)
Bat species	Chiroptera sp.	1	1.45km W
Common pipistrelle	*Pipistrellus pipistrellus*	49	300m E
Soprano pipistrelle	*Pipistrellus pygmaeus*	2	300m E
Pipistrelle species	*Pipistrellus* sp.	19	125m E
Daubenton's bat	*Myotis daubentonii*	1	1.4km W
Myotis species	*Myotis* sp.	1	730m E

3.18 Other bat signs (165) records, mainly bat observations, were returned from the 2km data search. Further details can be found in Table 4.

Table 4 Bat Records

Common Name	Scientific Name	No. of Records	Closest Record (approximate distance and direction from site boundary)
Bat species	Chiroptera sp.	1	500m W
Brown long-eared bat	*Plecotus auritus*	1	1.15km NW
Common pipistrelle	*Pipistrellus pipistrellus*	117	125m SE
Daubenton's bat	*Myotis daubentonii*	1	900m NW
Noctule	*Nyctalus noctula*	1	770m NE
Pipistrelle species	*Pipistrellus* sp.	36	230m NW
Soprano pipistrelle	*Pipistrellus pygmaeus*	7	390m W

Other Mammals

3.19 Fifteen records of the Priority Species hedgehog were returned from the 2km data search, dating between 2013 to 2021. The closest record is dated 2020 and located 360m west of the site.

Birds

3.20 All nesting birds, their nests and eggs are protected from harm under the WCA, 1981 (as amended). In addition, species listed under Schedule 1 of the WCA are further protected against disturbance when breeding.

3.21 A number of bird species are listed under Section 41 in the NERC Act (2006, amended) as species 'of *principal importance for the purpose of conserving biodiversity*'. These species are often known as the 'S41 species'. There is a legal requirement for a public body to 'have regard to' these species in relation to maintaining biodiversity. The S41 list overlaps somewhat with the UK Biodiversity Action Plan species, with national or local targets to maintain and enhance populations.

3.22 Furthermore, the Birds of Conservation Concern (BoCC) report lists those bird species that are classed as being of High (Red listed) and Medium (Amber Listed) conservation concern based on population monitoring (Stanbury *et al.* 2021). This Red and Amber classification helps guide the assessment of bird species of conservation interest on or near to a site, alongside legislative and policy requirements.

3.23 A small number of Schedule 1 species, including kingfisher (*Alcedo atthis*), little ringed plover (*Charadrius dubius*) and peregrine (*Falco peregrinus*) were recorded within the 2km search area; these records are classed as confidential. All other protected and notable bird species records within the 2km search area are listed in Table 5 along with their conservation status.

3.24 Note that the site also lies within the Black Redstart Priority Area, a Schedule 1 species of which records were returned from the 2km data search for this site.

Table 5 Bird Species of Principal Importance

Common Name	Scientific Name	Schedule 1	Red[9] Listed	Amber Listed	Section 41 Priority Species[10]
Black redstart	*Phoenicurus ochruros*	x		x	
Hobby	*Falco subbuteo*	x			
Kingfisher	*Alcedo atthis*	x			
Little ringed plover	*Charadrius dubius*	x			
Peregrine	*Falco peregrinus*	x			
Bullfinch	*Pyrrhula pyrrhula*			x	x
Cuckoo	*Cuculus canorus*		x		x
Curlew	*Numenius arquata*		x		x
Dunnock	*Prunella modularis*			x	x
Herring gull	*Larus argentatus*		x		x
House sparrow	*Passer domesticus*		x		x
Lapwing	*Vanellus vanellus*		x		x

[9] *The UK's birds can be split into three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green.*

[10] *Species of Principal Importance under Section 41 of the NERC Act 2006.*

Common Name	Scientific Name	Schedule 1	Red[9] Listed	Amber Listed	Section 41 Priority Species[10]
Lesser redpoll	*Acanthis caberet*				x
Linnet	*Linaria cannabina*		x		x
Skylark	*Alauda arvensis*		x		x
Song thrush	*Turdus philomelos*			x	x
Spotted flycatcher	*Muscicapa striata*		x		x
Starling	*Sturnus vulgaris*		x		x
Yellow wagtail	*Motacilla flava*		x		x

Amphibians

3.25 No records of notable amphibians were returned from the 2km data search.

3.26 An Ordnance Survey map search revealed that there were no ponds within 500m of the site. The only waterbodies present were that of the River Medlock and the Rochdale Canal, both of which do not provide a suitable habitat for great crested newt (*Triturus cristatus*, GCN).

Reptiles

3.27 No records of reptiles were returned from the 2km data search.

Invertebrates

3.28 Nine records of priority invertebrate species, white-letter hairstreak (*Satyrium w-album*), were returned from the 2km data search, dating between 2015 to 2019. The closest record is dated 2019 and located 1.85km north-east of the site.

3.29 Twenty records of priority invertebrate species, cinnabar moth (*Tyria jacobaeae*), were returned from the 2km data search dating 2012 to 2022. The closest record was from 2021 and is located 540m north-west of the site.

White-clawed Crayfish and Notable Fish

3.30 No records of white-clawed crayfish (*Austropotamobius pallipes*) or notable fish were returned from the 2km data search.

Notable Plant Species

3.31 Ten individual records of three species of notable plants were returned from the 2km data search, dating from 2001 to 2022. The closest record is of bee orchid (*Ophrys apifera)* located 480m east of the site and recorded in 2022. The other two species are floating water-plantain (*Luronium natans*) and yellow bird's-nest (*Monotropa hypopitys*).

Preliminary Ecological Appraisal/UKHab Habitat Survey

3.32 The UKHab habitats recorded within the site are presented in Figure 1 along with the HCA category, where one is applicable. Each habitat is described in more detail below with the species list provided in Appendix 1. A selection of photographs illustrating the site are presented in Appendix 3. Habitat Condition Assessment sheets are provided in Appendix 4.

3.33 The survey was initially of a slightly larger boundary but has been reduced to reflect the latest red line development boundary.

Habitats

Modified Grassland (g4)

3.34 Two compartments of Modified grassland were present at the west corner of the site (Photographs 1 and 2).

3.35 Perennial rye-grass[11] was dominant within the grassland, with frequent daisy. Creeping buttercup and selfheal were occasional while dandelion occurred rarely.

3.36 The habitat was assessed as being in 'Moderate' condition.

Buildings (u1b) and Developed Land; Sealed Surface (u1b5)

3.37 The habitat on site was very limited, with the site mostly comprising the buildings (Photograph 3) and surrounding hardstanding pavements and tarmacked side road (Photograph 4). The buildings are described in more detail in the section on bats below.

3.38 Within an area of hardstanding in the west of the site are four large planters (denoted by secondary code 845 in Figure 1). These planters contained a mix of native and ornamental plants.

Other Native Hedgerow (h2a6)

3.39 At the west of the site there are sections of thin single-species ornamental yew hedge (Photograph 5). Given its limited c.1m height and ornamental nature it has been input to the Metric as vegetated garden. This does not require a condition assessment, but would be in 'poor' habitat condition if assessed as a hedgerow.

Individual Urban Trees (200)

3.40 Four groups of trees were initially recorded during the survey, however, only one tree group is present within the final development boundary (Figure 1). The secondary code 200 has been used to denote individual trees (Photograph 6). The tree group comprises four individual small silver birch species.

3.41 All trees were assessed to be of Moderate condition (see Appendix 4 for a full breakdown of these assessments).

Invasive Non-Native Species

3.42 No species listed as an invasive non-native species on Schedule 9 of the WCA, 1981 (as amended) were recorded within the site.

[11] *Plant species scientific names are listed in Appendix 1*

Nesting Birds and Schedule 1 Bird Species

3.43 The site is within or near to an area of central Manchester where the Schedule 1 protected bird species peregrine and black redstart (*Phoenicurus ochruros*, as listed in the WCA, 1981 (as amended)) have been previously recorded (Greater Manchester Biodiversity Partnership 2008).

Black Redstart

3.44 It is assessed that due to the lack of suitable black redstart foraging habitat, such as open and frequently disturbed landscape nearby the building, that the site is sub-optimal for this species.

3.45 Although the site itself is sub-optimal, the tower and podium building are among a wide range of mid-to-high-rise structures within the immediate vicinity that could potentially become used as a song post by black redstart.

3.46 Due to the wide availability of buildings in this context, it is assessed that long-term impacts on black redstart by any development to the structure will be negligible.

3.47 No further survey is recommended for the species, however, appropriate methods and timings should be set out to avoid direct impacts on all bird species during the nesting season (as set out in the Recommendations section).

Peregrine

3.48 The buildings are among a wide range of other buildings available in the immediate surroundings which may become used by peregrine for nesting, or opportunistically for hunting and feeding on urban bird species such as feral pigeon (*Columba livia*). There was no evidence of use by peregrine on the day of survey; however, the survey visit was outside of the typical nesting period.

3.49 Due to the wide availability of such buildings, it is assessed that the long-term impacts of the development will be negligible to the species.

3.50 No further survey is recommended for the species, however, appropriate methods and timings should be set out to avoid direct impacts on all nesting birds including peregrine (as set out in the Recommendations section).

Other Nesting Birds

3.51 The buildings may also have some limited potential to support other nesting urban birds, such as feral pigeon, at points around the structures. Feral pigeon were observed in the vicinity of the building and no evidence of nest remains were recorded. It is noted, however, that the survey visit was outside of the typical nesting period.

3.52 All birds and their nests are protected while nesting (Appendix 5) and, therefore, appropriate recommendations are set out in the following section.

3.53 The young trees and short ornamental hedgerows within the site held very limited potential to support nesting birds during the breeding season (March to August inclusive).

Other Protected Species

3.54 The habitat and location were poorly suitable to support protected species other than those mentioned above. All other protected species were assessed ‘likely absent’. Relevant protected species legislation summaries are available at Appendix 5.

Preliminary Roost Assessment for Bats

Habitat Suitability Assessment

3.55 The surrounding area was assessed to have Low foraging habitat suitability for bats. Vegetated habitat was very limited on site and in the surrounding area, being suitable only for bat species that are well adapted to highly urbanised environments, such as pipistrelle species (*Pipistrellus* sp.).

Roost Assessment of Built Structures

Main High Rise Building

3.56 The main Manchester One building is a large office block of primarily steel and concrete construction and a mixed glazed and cladded/panelled exterior (Photograph 3). Glass panels were separated by solid mullions and, therefore, opportunities for roosting bats were very limited to non-existent on the vertical aspects of the structure.

3.57 The apex of the Manchester One building was at significant height (*c*.75m) and it was considered an atypical location for bats to roost. The main roof was lined, with an additional painted brick outbuilding plant room present with a mix of external plant and aerials also present (Photograph 7). Overall suitability for roosting bats in this area was assessed to be Negligible overall.

3.58 A cellar area ostensibly provided access to roosting bats through grids at the ground/street level, however, this was considered relatively unlikely (Photograph 8). Following a detailed inspection of the cellar area, it was assessed that the potential to support roosting bats here was Negligible overall.

3.59 Overall, the structure was assessed to have Negligible potential to support roosting bats.

Podium Building

3.60 The adjoining podium building was in occupation as a Yates pub (Photograph 9). The exterior was of solid construction, having glazed panels and painted mullions at the frontage and pebbledash over concrete to the rear. Overall, potential for roosting bats was assessed to be Negligible.

Concrete Flyover

3.61 The ramp and flyover in the south-east of the survey area (Photograph 10) was of concrete construction and offered no suitable opportunities for roosting bats.

Ground Level Assessment of Trees for Bats

3.62 No trees within the survey area were of sufficient age or size to support roosting bats and no PRF were recorded.

Post-Development BNG

3.63 The post-development landscape design is presented in Appendix 6a (ground level) and 6b (first floor level). This has been used to calculate the net change in BNG score as recorded in the final section of this report.

3.64 The design reduces the land take of modified grassland and the four urban trees within the site, but provides new formal, mostly ornamental urban habitats. The lost grassland habitat is replaced with pavers and built structures along with a mix of ornamental planting and short ornamental hedge (both input to the Metric as vegetated garden).

3.65 The design provides 20 new urban tree plantings. New plantings will be at <30cm diameter at breast height, therefore, 'Small' in the Metric, and assessed to be able to achieve 'Moderate' condition as per the pre-development trees (Appendix 4). The four trees existing pre-development could not be practically retained while realising the construction of the adjacent building.

3.66 The roof terrace features a line of ornamental hedgerow, specified to be similar to that previously existing at ground level (<1m height, ornamental). Pergolas, ornamental plantings and multi-stem trees are also proposed on the terrace. As these are indicated to be within a reasonable substrate, but are predominantly ornamental in nature, they have all been input to the Metric as intensive green roof. The intensive green roof habitat can realistically target Moderate condition, being able to meet all condition criteria except for Criterion F, which requires a minimum 50% coverage of wildflowers and a 70% coverage of soil and water features.

4. DISCUSSION AND RECOMMENDATIONS

Habitats

4.1 The habitats on the site were generally of negligible to low ecological value.

Bats

4.2 Habitat within and nearby the site were assessed to have Low suitability for foraging and commuting bats, specifically for species adapted to highly urbanised settings, such as common (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). The built structures within the site were assessed to have Negligible potential to support roosting bats.

4.3 Therefore, there are no further recommendations in respect of bats at this time.

Breeding Birds (including Peregrine and Black Redstart)

4.4 The buildings hold potential to support nesting birds during the breeding season (typically March to August), with feral pigeon the most likely species.

4.5 The buildings are also within an urban centre where the Schedule 1 bird species peregrine and black redstart have been recorded. The site is considered ostensibly suitable, but sub-optimal, for black redstart, and suitable for peregrine.

4.6 The structures are among a wide range of mid-to-high rise buildings in the landscape, and it is considered the structures on the site will continue to provide similar opportunities for these species post-development. Therefore, the development is unlikely to have a negative impact on either species as long as general guidance on nesting birds is followed.

4.7 Any destructive works should aim to avoid the typical recognised bird nesting season (March to August inclusive). Where this cannot be achieved, an Ecologist should perform a check on the works area(s) to confirm absence of nesting birds within 48 hours prior to the works. Any active nests present, regardless of species, would need to be safeguarded until young have fledged.

Other Protected Species

4.8 The site was assessed to be poorly suitable for other protected species and were assessed as ‘likely absent’.

Invasive Non-Native Species

4.9 No species listed as an invasive non-native species on Schedule 9 of the WCA, 1981 (as amended) were recorded within the site.

Biodiversity Net Gain

4.10 The pre-development baseline habitat and hedgerow unit scores are listed in Table 6. No watercourse or hedgerow units are calculated and, therefore, are scoped out of the study.

Table 6 Headline Baseline Habitat Units

On-site baseline	*Habitat units*	0.39
	Hedgerow units	0.00
	Watercourse units	0.00

4.11 Using the post-development landscape design provided (Appendices 6a and 6b), a summary of the results of the BNG feasibility study are presented in Table 7. The full completed BNG Metric outputs are presented in Appendix 7 (sent separately from this report), with an explanation of each input justified in the 'user comments' column.

Table 7 Summary of Metric Output

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.03
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-8.79%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

4.12 Based on the landscape designs provided, the net biodiversity balance for the proposed development is assessed as 0.03 (-8.79%) habitat area units.

BNG Conclusions

4.13 The Metric calculations made as part of the assessment of the site establishes that the current landscaping design would not generate the statutory target of +10% net gain in Biodiversity Units, indicating a deficit of -0.07 habitat units.

4.14 The habitat specific trading rules are not met due to the net loss of 'Low Distinctiveness' modified grassland habitat, so this would automatically be met if the +10% were achieved with any type of further habitat provision.

4.15 Overall, the landscape design provides habitat features which go some way to reduce the loss of vegetated habitat land-take, such as the inclusion of 20x new tree plantings and green roof elements. However, due to the ornamental and urban nature of much of the habitat, and the need to remove the four existing trees to allow for construction, the inclusions are not sufficient to meet the statutory target on-site.

4.16 Opportunities to provide an improved score are limited within the urban confines and objectives of the development. To meet the statutory target of +10% net gain, the proposal could secure habitat compensation locally off-site, or if this cannot be achieved, purchase 0.07 suitable BNG

credits from a habitat bank or similar provider. These should be purchased from a local supplier, otherwise a Spatial Risk Multiplier may apply to purchased credits, incurring additional cost.

Survey Validity

4.17 The findings of the surveys should be considered valid for a period of 24 months from the date of survey (January 2025). If works have not commenced by July 2027, then consideration should be given to updating the surveys to ensure the ecological advice given is based on up-to-date information.

5. REFERENCES

Bell, C.P., 2022. The annual occurrence of mass mortality at a Common Pipistrelle swarming site. *European Journal of Wildlife Research,* **69**, 2.

CIEEM, 2017. *Guidelines for Preliminary Ecological Appraisal, 2nd edition*. Technical Guidance Series. Chartered Institute of Ecology and Environmental Management.

Collins, J. (ed.), 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).* The Bat Conservation Trust, London.

Defra, 2011. *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*. Defra.

Greater Manchester Biodiversity Partnership, 2008. *Black Redstart Species Action Plan.* GMBP.

Institute of Environmental Assessment, 1995. *Guidelines for Baseline Ecological Assessment*. E & F.N. Spon, an imprint of Chapman & Hall.

Jansen, E.A., Korsten, E., Schillemans, M.J., Boonman, M. and Limpens, H.G, 2022. A method for actively surveying mass hibernation sites of the common pipistrelle (Pipistrellus pipistrellus) in the urban environment. *Lutra*, **65(1)** pp. 201-219

Korsten, E., Jansen, E., Boonman, M., Schillemans, M. and Limpens, H, 2016. Swarm and Switch: on the trail of the hibernating common pipistrelle. *Bat News*, **110**, BCT, London.

National Trust, 2018. *Home to roost – largest hibernation of pipistrelle bats recorded at Seaton Delaval Hall*. https://www.nationaltrust.org.uk/pressrelease/home-to-roost---largest-hibernation-of-pipistrelle-batsrecorded-at-seaton-delaval-hal

NPPF, 2024. *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government.

Stace, C., 2019. *New Flora of the British Isles. Fourth Edition*. C & M Floristics.

Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer, D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. & Win, I. 2021. Birds of Conservation Concern 5: The Status of All Regularly Occurring Birds in the UK, Channel Islands and Isle of Man. *British Birds.* **114:** 723-747.

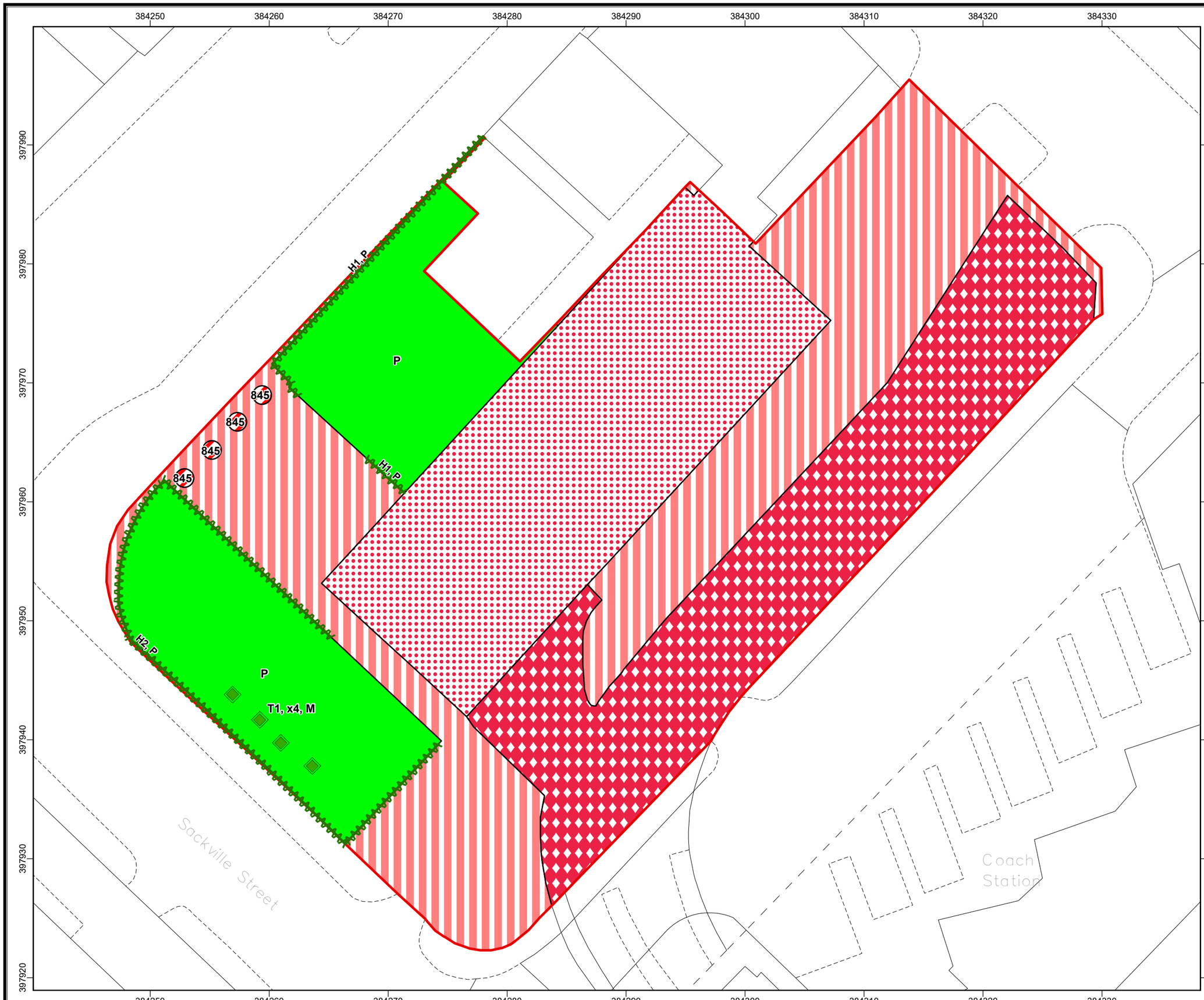
Tomlinson, N., 2020. Eight years of swarming studies in Purbeck - what does it tell us? *British Island Bats*, **1,** pp. 128-145.

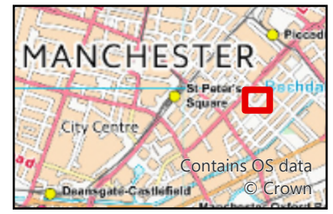
UKHab Ltd, 2023. *UK Habitat Classification Version 2.0.* (at https://www.ukhab.org).

6. ABBREVIATIONS

BNG	Biodiversity Net Gain
BoCC	Birds of Conservation Concern
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EPS	European Protected Species
EU	European Union
GCN	Great Crested Newt(s)
GIS	Geographic Information Systems
GMLRC	Greater Manchester Local Record Centre
HCA	Habitat Condition Assessment(s)
MAGIC	Multi Agency Geographic Information for the Countryside
NERC	National Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PEA	Preliminary Ecological Appraisal
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature(s)
SAC	Special Area(s) of Conservation
SBI	Site(s) of Biological Importance
SPA	Special Protection Area(s)
SSSI	Site(s) of Special Scientific Interest
TN	Target Note(s)
WCA	Wildlife and Countryside Act

FIGURE





Site boundary

UKHab habitats

- g4, Modified grassland
- u1, Built-up areas and gardens
- u1b, Developed land; sealed surface
- u1b5, Buildings
- u1b6, Other developed land
- h2a6, Other native hedgerow
- Urban tree - small

Secondary Codes

845 - Ground level planters

Condition Assessment

M - Moderate

P - Poor

N

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: -100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Meters

0 2.5 5 7.5 10

Deloitte.

Penny Anderson Associates Ltd
Consultant Ecologists

Penny Anderson Associates Ltd,
Parklea, 60 Park Road,
Buxton, Derbyshire, SK17 6SN.
Telephone 01298 27086

Project Name: Manchester One

Discipline: Ecology

Title:

Preliminary Ecological Appraisal (PEA) map

Scale	Drawing No.
1:300	Figure 1

Drawn By	Originator	Date
OB	JW	06/02/2026

Grid Ref.	Revision
	1.1

Contains OS data © Crown copyright [and database right] (2024)

G:\DELO01_One_Manchester\Maps\DELO01 working document 300925 OB\DELO01 working document 300925 OB.aprx

APPENDICES

APPENDIX 1

Botanical Species List

Appendix 1 Botanical Species List

Common Name	Scientific Name	Modified Grassland (g4)	Individual Trees	Hedgerow 1	u1(845) Ground Level Planters
Woody Species					
Fatsia	*Fatsia japonica*				O
Holly	*Ilex aquifolium*				O
Pittosporum species	*Pittosporum* sp.				R
Portugal laurel	*Prunus lusitanica*				O
Silver birch	*Betula pendula*		D		
Spotted-laurel	*Aucuba japonica*				O
Yew	*Taxus baccata*			D	
Herbs, Grasses and Ferns					
Creeping buttercup	*Ranunculus repens*	O			
Daisy	*Bellis perennis*	F			
Dandelion	*Taraxacum officinale* agg.	R			
Ivy	*Hedera helix*				A
Perennial rye-grass	*Lolium perenne*	D			
Selfheal	*Prunella vulgaris*	O			
Mosses					
Springy turf-moss	*Rhytidiadelphus squarrosus*	O			

KEY
D-Dominant, A-Abundant, F-Frequent, O-Occasional, R-Rare, L-Locally

APPENDIX 2

Granted European Protected Species Licence Application Records

Appendix 2 Granted European Protected Species Licence Application Records

Species	License to Allow	Date License Granted	Date License Expires	Distance from Site Boundary
Brown long-eared	Impact of a breeding site Destruction of a breeding site Destruction of a resting place	10/12/2012	31/08/2015	760m W
Common pipistrelle Soprano pipistrelle	Destruction of a resting place	23/04/2014	30/06/2017	230m E
Common pipistrelle	Destruction of a resting place	18/02/2015	16/02/2020	860m N
Common pipistrelle	Destruction of a resting place	01/12/2015	16/02/2020	860m N
Common pipistrelle	Destruction of a resting place	01/11/2015	31/07/2016	1.7km SE
Common pipistrelle	Destruction of a resting place	28/01/2016	27/01/2021	1.45km W
Common pipistrelle	Destruction of a resting place	28/08/2012	30/09/2013	760m W
Common pipistrelle	Destruction of a resting place	04/07/2013	01/03/2015	920m NE
Common pipistrelle	Destruction of a resting place	15/07/2016	01/01/2018	950m NE
Common pipistrelle	Destruction of a resting place	15/08/2017	30/06/2023	860m N
Common pipistrelle	Destruction of a resting place	20/07/2016	20/07/2016	1.7km SE
Common pipistrelle	Destruction of a resting place	26/10/2017	31/10/2019	1.05km NW
Common pipistrelle	Destruction of a resting place	01/12/2016	01/12/2016	1km NE
Common pipistrelle	Destruction of a resting place	21/11/2016	21/11/2016	950m NE
Common pipistrelle	Damage of a resting place Destruction of a resting place	12/03/2018	30/04/2040	310m NW
Common pipistrelle	Damage of a resting place Destruction of a resting place	14/02/2019	28/02/2021	730m SE
Common pipistrelle	Destruction of a resting place	14/11/2019	31/08/2020	1.95km NE
Common pipistrelle	Destruction of a resting place	05/03/2020	01/01/2025	480m W
Common pipistrelle	Destruction of a resting place	22/01/2021	16/01/2022	860m SE
Common pipistrelle	Impact of a breeding site Destruction of a breeding site Destruction of a resting place	13/01/2020	31/08/2031	1.45km E
Common pipistrelle	Destruction of a resting place	01/10/2014	30/09/2019	1km NE
Common pipistrelle	Destruction of a resting place	06/01/2015	30/09/2020	1km NE
Common pipistrelle	Destruction of a resting place	07/10/2014	30/11/2014	1.6km NW
Common pipistrelle	Damage of a resting place	23/12/2014	30/04/2015	1.35km SE
Common pipistrelle	Damage of a resting place	25/03/2015	30/04/2015	1.35km SE
Common pipistrelle	Unknown	23/05/2013	30/09/2016	800m SW
Common pipistrelle	Destruction of a resting place	27/10/2014	31/10/2020	1km NW

APPENDIX 3

Photographs



Photograph 1
Modified grassland habitat (1)



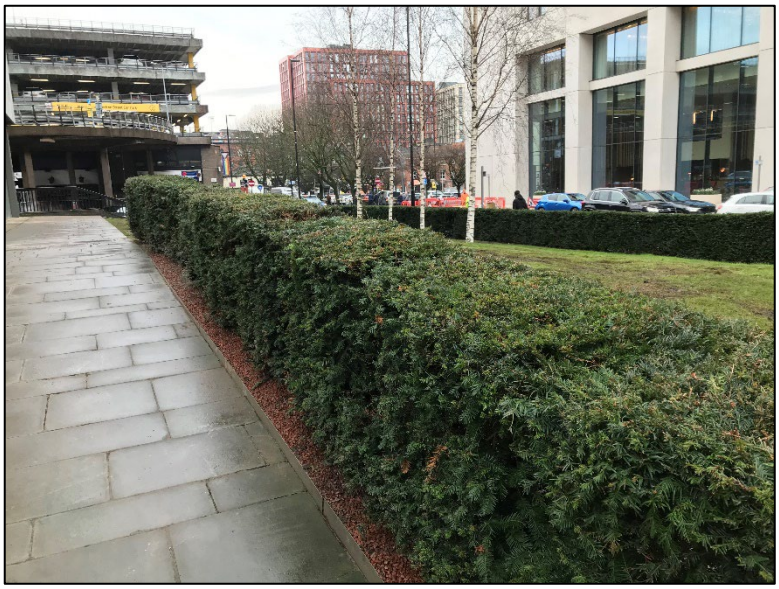
Photograph 2
Modified grassland habitat (2)



Photograph 3
Glazed exterior of the Manchester One building



Photograph 4
Tarmacked side road within the survey boundary



Photograph 5
Ornamental yew hedgerow



Photograph 6
Silver birch trees



Photograph 7
Plant outbuilding on the main structure



Photograph 8
Example of the cellar area



Photograph 9
Adjoining podium building



Photograph 10
Concrete ramp and flyover in the south-east of the site

APPENDIX 4

Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site, Manchester, M1 3LD	**Survey date and Surveyor name**	21/01/2025 J.Walters
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

Habitat Description

G1 - Modified Grassland (mg)

ukhab – UK Habitat Classification

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Yes	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	
	Essential criterion achieved (Yes or No)		yes
	Number of criteria passed		Four

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	

Suggested enhancement interventions to improve condition score

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual Trees - Urban trees
16 small silver birch trees

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-site, Manchester, M1 3LD	**Survey date and Surveyor name**	21/01/2025 J.Walters
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	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).	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].	No	
D	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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
	Number of criteria passed	Three	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Moderate
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual Trees - Urban trees
4 small silver birch trees

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-site, Manchester, M1 3LD	**Survey date and Surveyor name**	21/01/2025 J.Walters
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	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).	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].	No	
D	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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
	Number of criteria passed	Four	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Moderate
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual Trees - Urban trees
1 medium silver birch tree

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-site, Manchester, M1 3LD	**Survey date and Surveyor name**	21/01/2025 J.Walters
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	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).	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].	No	
D	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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
	Number of criteria passed	Three	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Moderate
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual Trees - Urban trees
2 medium silver birch trees

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-site, Manchester, M1 3LD	**Survey date and Surveyor name**	21/01/2025 J.Walters
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	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).	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].	No	
D	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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
	Number of criteria passed	Three	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Moderate
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Ornamental yew hedges - to be input to the metric as ornamental

ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

	Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	

C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	N	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	**Category Requirements**	**Metric Score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	Poor (1)

Condition categories for hedgerows with trees		
Category	**Category Requirements**	**Metric score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Suggested enhancement interventions to improve condition score

APPENDIX 5

Relevant Protected Species Legislation Summaries

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

SUMMARY OF LEGISLATION RELATING TO BLACK REDSTART

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000.

Black redstarts (*Phoenicurus ochruros*) are additionally protected as they are listed on Schedule 1 of the WCA. Therefore, black redstarts, their nests, eggs and young are fully protected at all times throughout England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

(a) kills, injures or takes any wild bird;

(b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or

(c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) states that:

'If any person intentionally or recklessly,

(a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or

(b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

In addition, the black redstart is identified as a bird species of Moderate conservation concern ('Amber' listed) due to its declining breeding population and its rarity as a breeding species within Britain (Stanbury *et al.* 2021).

Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer, D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. & Win, I. 2021. Birds of Conservation Concern 5: The Status of All Regularly Occurring Birds in the UK, Channel Islands and Isle of Man. *British Birds.* **114:** 723-747.

Please note: the above text provides a brief summary of the legislation in relation to black redstart for England and Wales and the original Act and any amendments should be referred to for the precise wording.

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

> 'If any person intentionally,
>
> (a) kills, injures or takes any wild bird;
>
> (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
>
> (c) takes or destroys an egg of any wild bird,
>
> he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

> 'If any person intentionally or recklessly,
>
> (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
>
> (b) disturbs dependent young of such a bird,
>
> he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as Western barn owl (*Tyto alba*), black redstart (*Phoenicurus ochruros*), woodlark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species[1].

Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), Eurasian magpie (*Pica pica*), feral pigeon[2] (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

[1] *https://www.legislation.gov.uk/ukpga/1981/69/schedule/1*

[2] *Also known as rock dove*

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

SUMMARY OF LEGISLATION RELATING TO BIRDS LISTED ON SCHEDULE 1 OF THE WILDLIFE AND COUNTRYSIDE ACT

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000. Certain species are additionally protected as they are listed on Schedule 1 of the WCA. These Schedule 1 birds, their nests, eggs and young are protected by special penalties.

Part 1 (Section 1:1) of the WCA states that:

> 'If any person intentionally,
>
> (a) kills, injures or takes any wild bird;
>
> (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
>
> (c) takes or destroys an egg of any wild bird,
>
> he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) states that:

> 'If any person intentionally or recklessly,
>
> (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
>
> (b) disturbs dependent young of such a bird,
>
> he shall be guilty of an offence and liable to a special penalty.'

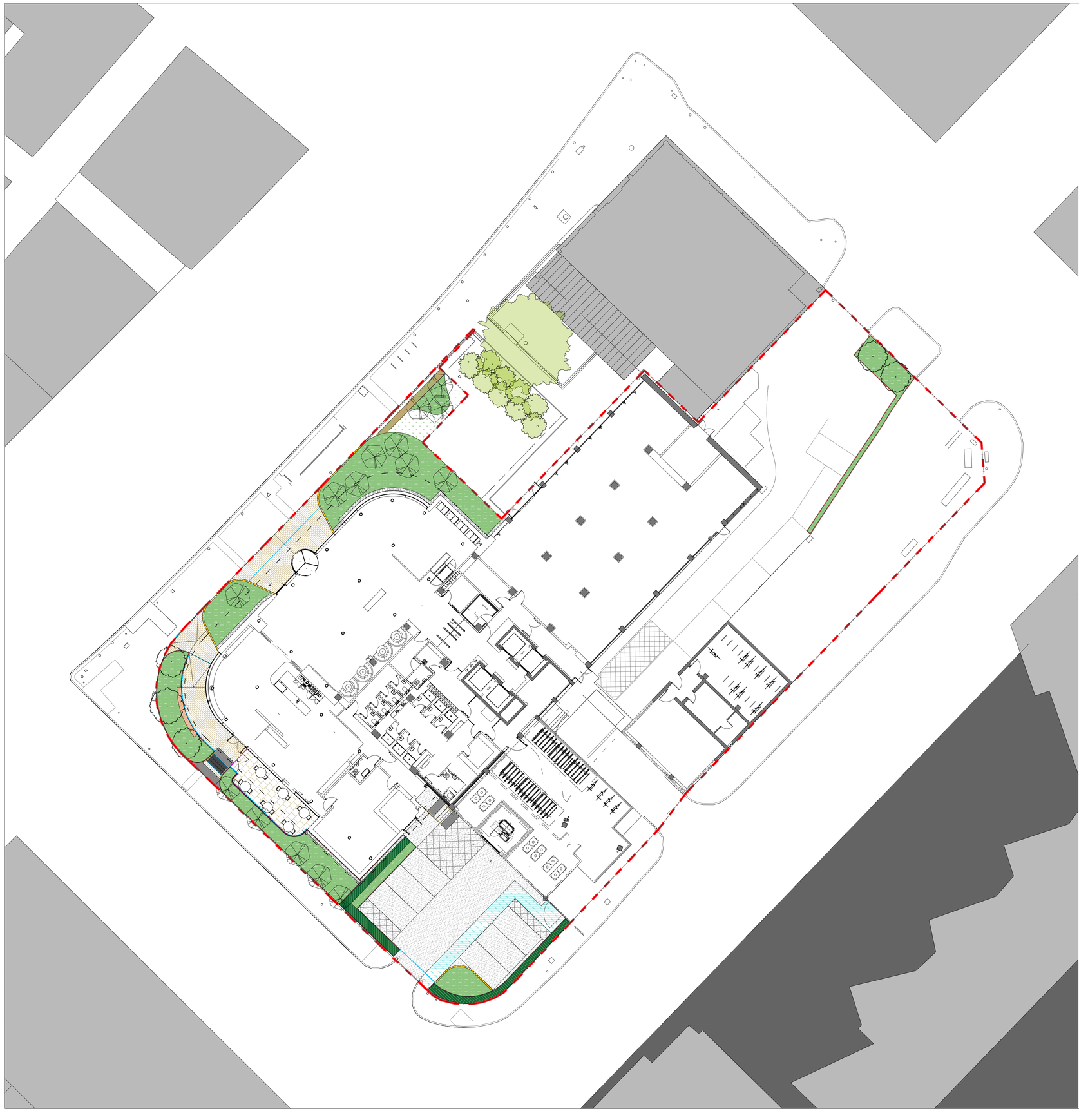
Some of the species included on Schedule 1 are listed below (*please note this list is not exhaustive*):

Common Name	**Scientific Name**
Western barn owl	*Tyto alba*
Black redstart	*Phoenicurus ochruros*
Brambling	*Fringilla montifringilla*
Cetti's warbler	*Cettia cetti*
Cirl bunting	*Emberiza cirlus*
Corncrake	*Crex crex*
Dartford warbler	*Sylvia undata*
Dotterel	*Charadrius morinellus*
Fieldfare	*Turdus pilaris*
Greenshank	*Tringa nebularia*
Kingfisher	*Alcedo atthis*
Little ringed plover	*Charadrius dubius*
Merlin	*Falco columbarius*
Western osprey	*Pandion haliaetus*
Peregrin	*Falco peregrinus*
Quail	*Coturnix coturnix*
Red kite	*Milvus milvus*
Red-backed shrike	*Lanius collurio*
Red-billed chough	*Pyrrhocorax pyrrhocorax*
Redwing	*Turdus iliacus*
Savi's warbler	*Locustella luscinioides*
Stone curlew	*Burhinus oedicnemus*
Whooper swan	*Cygnus cygnus*
Woodlark	*Lullula arborea*

Please note: the above text provides a brief summary of the legislation in relation to Schedule 1 birds for England and Wales and the original Act and any amendments should be referred to for the precise wording.

APPENDIX 6a

Post-Development Landscape Design – Ground Level



LEGEND

APPROX.
SITE BOUNDARY

SURFACES

SURFACE TYPE 01 -
CARPARK

SURFACE TYPE 02 -
CLAY PAVERS

SURFACE TYPE 03 -
STEPS

SURFACE TYPE 04 -
HAZARD WARNING TACTILE PAVING

SURFACE TYPE 05 -
AMENITY PAVING

SURFACE TYPE 06 -
PAINTED TARMAC FOR CYCLE PATH

SURFACE TYPE 07 -
GRAVEL STRIP

SOFT LANDSCAPE

PROPOSED TREE PLANTING

PROPOSED MULTI-STEM TREE PLANTING

EXISTING TREES

EXISTING HEDGEROW TO BE
RETAINED

PLANTING TYPE 01 -
TURF

PLANTING TYPE 02 -
ORNAMENTAL PLANTING

PLANTING TYPE 03 -
NATIVE HEDGEROW
POTENTIAL OF RELOCATION OF
EXISTING HEDGEROW ON SITE

FURNITURE TYPE

FURNITURE TYPE 01 -
TIMBER TOP BENCH WITH CONCRETE BASE
STREET LIFE OR SIMILAR APPROVED

FURNITURE TYPE 02 -
HAND RAIL TO STEPS

EDGE TYPE

PROPOSED DRAIN

EDGE TYPE 01 -
RAISED KERB TO MATCH EXISTING KERB
ALONG PORTLAND STREET

EDGE TYPE 02 -
1.1M FRAMELESS GLASS BALUSTRADE

EDGE TYPE 03 -
STONE PLANTER EDGE

EDGE TYPE 04 -
PROPOSED SUBSTATION FENCE
TO ARCHITECT'S SPECIFICATION

EXISTING KERB TO BE RETAINED

0 10m

North

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner
without permission from Exterior Architecture Ltd.

Client

BRUNTWOOD

Rev	Description	Date
----	----	----
----	----	----
----	----	----
----	----	----
----	----	----
----	----	----
----	----	----
P03	BNG UPDATE	06.02.2026
P02	BNG UPDATES	29.01.2026
P01	FIRST ISSUE	18.12.2025

EXTERIOR
ARCHITECTURE

LONDON
Unit 17.2, The Leather Market, 11-13 Weston Street, London, SE1 3ER
MANCHESTER
Studio 537, The Royal Exchange, St Anns Square, Manchester, M2 7DH

E-MAIL office@exteriorarchitecture.com
WEB www.exteriorarchitecture.com

Project title

MANCHESTER ONE

Drawing title

GENERAL ARRANGEMENT PLAN -
GROUND FLOOR

Issued By	Manchester	T: 0161 850 8101	
Scale	1:200 @ A1	Drawn	EXA
Status	RIBA STAGE 3	Checked	EXA
Date	06.02.2026	Approved	EXA

Drawing number

25047-EXA-ZZ-GF-DR-L-00100

Revision

P03

P:\LONDON PROJECTS\2025\25047 MANCHESTER ONE\01 BIM\02 CAD\03 SHEET LAYOUT\01 RIBA 1-3 PLANNING\25047-EXA-ZZ-GF-DR-L-00100.DWG

APPENDIX 6b

Post-Development Landscape Design – First Floor



SOFT LANDSCAPE

PROPOSED MULTI-STEM TREE PLANTING

PLANTING TYPE 02E -
ORNAMENTAL PLANTING
AMENITY TERRACE

PLANTING TYPE 04 -
CLIMBING PLANT ON PERGOLA

0 5m

North

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

This drawing is the property of Exterior Architecture Ltd.
No part of the drawing may be reproduced in any manner
without permission from Exterior Architecture Ltd.

Client
BRUNTWOOD

Rev	Description	Date
----	----	----
----	----	----
----	----	----
----	----	----
----	----	----
----	----	----
----	----	----
----	----	----
P02	BNG UPDATES	29.01.2026
P01	FIRST ISSUE	18.12.2025

EXTERIOR
ARCHITECTURE

LONDON
Unit 17.2, The Leather Market, 11-13 Weston Street, London, SE1 3ER
MANCHESTER
Studio 537, The Royal Exchange, St Anns Square, Manchester, M2 7DH

E-MAIL office@exteriorarchitecture.com
WEB www.exteriorarchitecture.com

Project title
MANCHESTER ONE

Drawing title
PLANTING PLAN - AMENITY ROOF

Issued By	Manchester	T: 0161 850 8101	
Scale	1:100 @ A1	Drawn	EXA
Status	RIBA STAGE 3	Checked	EXA
Date	18.12.2025	Approved	EXA

Drawing number
25047-EXA-ZZ-04-DR-L-00201

Revision
P02

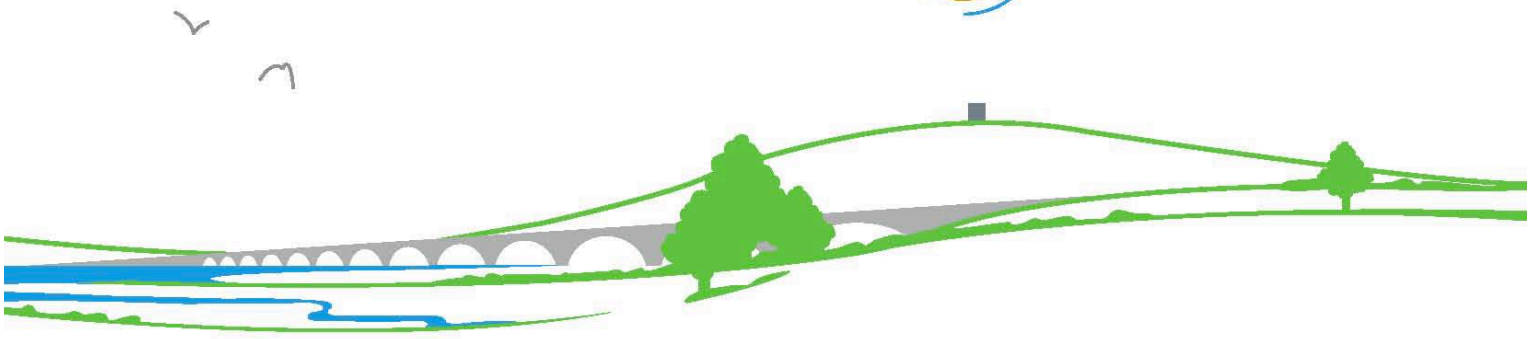
P:\LONDON PROJECTS\2025\25047 MANCHESTER ONE\01 BIM\02 CAD\03 SHEET LAYOUT\01 RIBA 1-3 PLANNING\25047-EXA-ZZ-04-DR-L-00201.DWG

APPENDIX 7

Statutory Biodiversity Net Gain Metric
(sent separately)

Penny Anderson Associates Ltd

CONSULTANT ECOLOGISTS



Park Lea, 60 Park Road, Buxton, Derbyshire SK17 6SN

Registered Office as Above | Registered in England & Wales | Company No. 4223109 | Directors: Mrs P Anderson Mr P Worrall Miss S Rogers