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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Premier inn Manchester Airport (Heald Green) Finney Lane, Wythenshawe, Stockport SK8 3QA

Client:

Whitbread Group PLC

Survey date:

19th May 2024

Project:

This report is prepared to inform a planning application with Manchester City Council. The proposal is described as:

Demolition of public house and construction of building to form extension of existing hotel and renovations to existing hotel.

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19/05/2024	23	83	0	12	None

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings **(***UKHab codes used)*	**Site Context** The survey site is centred on National Grid Reference SJ 84277 85938 and has an area of approximately 0.9ha. The site comprises two structures, comprising a hotel (B1) and a public house (B2), along with extensive areas of hardstanding and smaller sections of soft landscaping, including ornamental hedgerows, lines of trees and modified grassland. It is situated within the village of Heald Green, Greater Manchester, within the northern section of Ashbrook business park. The site is surrounded by roads to the north, east and west, with businesses to the south. The Metrolink also lies to the east of the site. The wider landscape comprises extensive urban development, associated with Greater Manchester, with a number of major infrastructure networks within close proximity to the site. Some pockets of greenspace are also present comprising grassland.

	On-site habitat descriptions **u1b5** – Buildings There are two buildings present within the site. The structures are brick-built with both having a concrete tile, pitched roof. The buildings suitability for roosting bats its discussed further within this report. **u1b6** – Other developed land Located extensively within and throughout the site are areas of tarmacked roads and carparking spots, along with paved areas for amenity use for the residents of the hotel and public house. **g4** – Modified grassland On the southern and eastern boundaries of the site are small pockets of modified grassland that have been intensively managed to maintain its amenity and ornamental value for the hotel and public house. Species composition is poor, being dominated by perennial ryegrass, with an extremely limited herbaceous layer. **h2b** – Non-native and ornamental hedgerow Throughout the site are small lengths of ornamental hedgerows that contain a wide variety of non-native and low maintenance ornamental species, such as privot, laurel and euonymus. These hedgerows are extensively managed to maintain their ornamental value and as a result are approximately 1m high throughout. **33** – Line of trees

	On the southern and eastern boundaries of the site are lines of mature trees. Species are largely mature, with silver birch, horse chestnut and sycamore all present. Trees are approximately 20-30m tall, with an average DBH of around 30-40cm. **Local notable habitats** Patches of deciduous woodland are present is close proximity to the site. The closest is located ~0.19km to the south-west of the site. The lines of trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site. Deciduous woodland is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. No other priority habitats are present within 2km of the site, however, there are several other small pockets of deciduous woodland present.
Foreseen Impacts	**On-site habitats** The proposed development will result in the loss of a small section (15 meters) of non-native and ornamental hedgerow and a small patch (20sqm) of modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. **Notable habitats** No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
Recommendations	**On-site habitats** Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).

	To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: • Native tree planting within the areas of hardstanding within the site. • Enhancement of modified grassland within the site. **Notable habitats** None.
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. **Statutory designated sites (within 2km)** There are no known statutory sites nearby. No national network sites (SAC, SPA, Ramsar) are located within 2km. The site lies within the impact risk zone for Coterill Clough SSSI, however, the proposed development is not listed as a possible high risk for this designation. **Non-statutory designated sites** The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre.

Foreseen Impacts	**On-site designations** No impacts foreseen. **Statutory and non-statutory designated sites** No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.
Recommendations	**On-site designations** None required. **Statutory and non-statutory designated sites** None required.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.
Foreseen Impacts	N/A
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey Findings	The habitats present on-site, including lawns, ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
Foreseen Impacts	None foreseen.
Recommendations	No further surveys.

<table>
<tr><th colspan="2">Bats</th></tr>
<tr><td>Summary of Survey Findings</td><td>
EPSL data
A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSLs within a 2km radius of site as detailed below:

<table>
<tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr>
<tr><td>2016-26857-EPS-MIT</td><td>Common pipistrelle</td><td>1.5km south</td><td>Destruction of a resting place</td></tr>
</table>

Foraging and commuting habitat
Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of lines of trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat
Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within B1 and B2. The trees on site are not to be impacted by the proposals and as such were not assessed for their value to support roosting bats.

Building B1
</td></tr>
</table>

	B1 is a two-storey, brick-built, multi pitched and hipped roof building (Figure 1). The brickwork around the building is rendered appears in excellent condition with no gaps or cracks in which bats can roost. The roof structure comprises a concrete tile roof, with timber facias and soffit boxes present throughout the building. There are no missing tiles, or gaps or holes present within any of the above features whereby bats could roost. There are a series of gable ends on all of the elevations of the building. The brickwork and rendering on the gable ends are in excellent condition, with no gaps or holes present. In addition to the above, where the gable ends are present and valleys run between the roof structure and these features, there are no gaps present, and the mortar connecting these is in excellent condition, with no suitable features for roosting bats. There are multiple loft spaces within the interior of B1, owing to a series of extensions that have taken place at the property over the years. The loft spaces are identical throughout and constructed from modern timber beams, including the ridge beam, rafters and purlins. The loft spaces are all separated by fire walls, in fantastic condition. There is a plastic roofing membrane present on the roof structure that is in excellent condition throughout, with no light observed to be entering. In addition to the above, the loft spaces are subject to high levels of lighting as they are regularly accessed by staff from the hotel. No bats or evidence of bat occupation (e.g. droppings, oil staining, etc.) was identified on or within the loft space.

	B1 Suitability Assessment Given the absence of potential roosting features throughout the building, B1 is considered to be of negligible value for roosting bats. *Building B2* B2 is two storey brick-built structure, with a multi-pitched, multi-gabled roof structure, with concrete roof tiles. Externally, missing tiles were present on the northern, western and southern elevations which could provide suitability for both crevice dwelling and void dwelling bat species. The missing and loose tiles have created a gap between the valley between the gable and roof structure, which bats could potentially access. In addition to the above, on the southern elevation, a gap was observed in a ridge tile on the roof structure, which bats could potentially utilise for roosting. No internal assessment was undertaken on B2, due to access restrictions. *B2 Suitability Assessment* Given the presence of a few roosting features on B2, the building was determined to be of moderate value for roosting bats.

Foreseen Impacts	**Roosting habitat [Buildings]** Bats are very unlikely to be roosting within building B1 as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. The proposed development will result in the demolition of building B2 This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. **Foraging and commuting habitat** The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. **Artificial lighting** The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
Recommendations	**Roosting habitat [Buildings]** Two bat emergence/re-entry surveys are required on B2 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart.

	Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). Four surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. **Foraging and commuting habitat** No further surveys are required. **Artificial lighting** A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements** Enhancements are dependent on the outcome of further surveys.
Birds	

Summary of Survey Findings	**Buildings** No evidence of nesting birds was identified on or within B1 and B2. B1 and B2 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. **Trees and vegetation** No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds. No habitat for schedule 1 birds was observed.
Foreseen Impacts	**Buildings/trees** The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	**Vegetation** Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. **Suggested biodiversity enhancements**

	The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. **Habitat suitability** There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is

	considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.
Foreseen Impacts	No impacts are anticipated on reptiles as a result of the proposed development.
Recommendations	None required.
Amphibians	
Summary of Survey Findings	**EPSL and survey data** A review of the MAGIC database returned two EPSL records for great crested newts within 2km of the site. The closest of these (EPSM2012-5262) is located 1.8km south-east of the site and relates to the destruction of a resting place for great crested newt. The MAGIC database also returned evidence indicating the presence of great crested newts from historic pond surveys and class survey licence returns from ponds located 1.2km south of the site. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton *et al.* 2001). As such, the great crested newt metapopulation known to be present 1.2km south are not suitably connected to the site. **Habitat suitability** No ponds are present on site or within 500m of the site. The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The hedgerows may offer refuge for these species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.

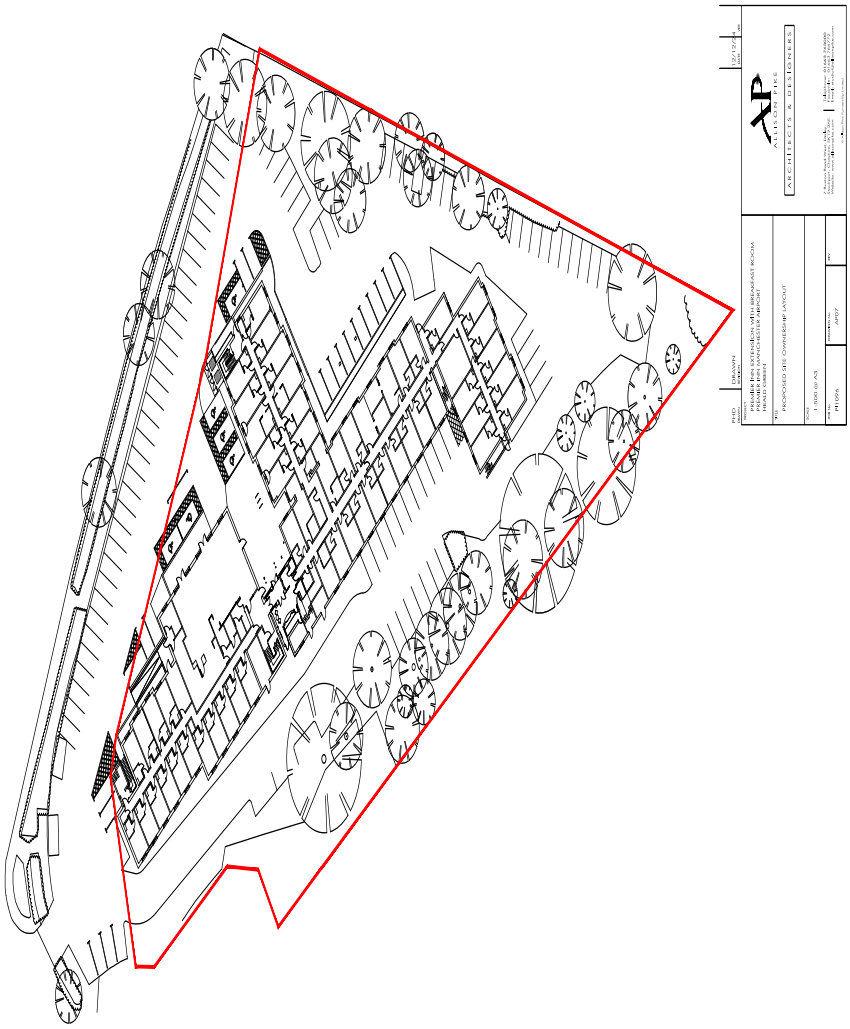
Foreseen Impacts	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
Recommendations	None required.
Badger	
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounding by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
Foreseen Impacts	No impacts are anticipated on badgers as a result of the proposed development.
Recommendations	None required.
Riparian animals	
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	None required.
Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Habitat suitability**

	The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None foreseen.
Other e.g. hedgehog	
Summary of Survey Findings	The line of trees and ornamental hedgerows onsite provides limited foraging and commuting opportunities for hedgehogs.
Foreseen Impacts	A small section of non-native ornamental hedgerow and modified will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Appendix 1: Survey/Habitat map

Appendix 2: Location map

Appendix 3: Proposed plan



Appendix 4: Photos

North-western elevation of B1	
Photograph	**Description**
	Northwestern elevation of B1. The building is rendered throughout and Is in excellent condition, with no gaps or cracks present in the render which bats could utilise for roosting.

Northern elevation of B1	
Photograph	**Description**
	One of the north-eastern elevations of B1. All of the roof tiles are in excellent condition throughout B1, with no gaps or holes present that provide suitability for roosting bats.

Eastern elevation of B1	
Photograph	**Description**
	The eastern elevation contains two gables, part of which form a previous extension. There are no gaps present within the gable end as in fitting with the building which is in excellent condition. The ornamental hedgerows can be seen in the image, also, that are consistent in composition and structure throughout the site.

Northern elevation of B1	
Photograph	**Description**
	The northern elevation on the eastern most arm of B1 also contains two gable ends that are in excellent condition. The valleys between the gables are also in excellent condition, with no gaps or holes present between the valley and roof tile where bats could roost.

Southern elevation of B1	
Photograph	**Description**
	In fitting with the rest of B1, the southern elevation is in excellent condition, with no gaps or holes present that provide suitability for roosting bats.

B1 roof space	
Photograph	**Description**
	The roof space of B1 is well sealed an no light was observed to be entering the roof space. A plastic roofing membrane was present between the tiles and the roof structure.

Eastern elevation of B2	
Photograph	**Description**
	The eastern elevation of B2 contains one of the various gables present throughout the building. The gable end contains no gaps or holes and is in good condition.

Northern elevation of B2	
Photograph	**Description**
	The northern elevation of B2 contains two other gables, which are timber framed. On the eastern gable on the northern elevation (left hand one in this photograph), there are some missing tiles present, that provide a gap between the lead valley flashing that could provide suitable access for both crevice dwelling and void dwelling bat species.

Missing tile on northern elevation of B2	
Photograph	**Description**
	The gaps within the eastern gable on the northern elevation.

Western elevation of B2	
Photograph	**Description**
	The main entrance to the B2 is located on the western elevation. There are also gaps present within the valley, with missing tiles present once again.

Gaps present within valley on western elevation of B2	
Photograph	**Description**
	As above there are gaps present where loose roof tiles have created suitability for roosing bats.

Southern elevation of B2	
Photograph	**Description**
	Southern elevation of B2 also contains a gable end, similar in construction to the ones on all of the other elevations.

Gaps on valley and small gap in ridge tiles on B2	
Photograph	**Description**
	Gaps on valley and small gap in ridge tiles on B2.

Other developed land	
Photograph	**Description**
	Extensive area of hardstanding present throughout the site.

Line of trees on southern boundary of the site	
Photograph	**Description**
	Line of trees on southern boundary of the site.

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Amended	1.2	Gareth Hey BSc (Hons) MSc ACIEEM	07/02/2025
Final	2.0	Annalea Moutlon LLP (Hons)	07/02/2025