Roselands, Suite 1, 3, Cross Green, Formby, L37 4BH
www.facebook.com/ecologicalsurvey
www.linkedin.com/company/tyrer-ecological-consultants-ltd

Tyrer Ecological Consultants Ltd
Specialists in Protected Species

[redacted]

VAT REGISTRATION NO: 290 0603 30

Site: Land at 86 – 88 Tib Street, Manchester, M4 1LG

National Grid Reference: SJ 8454 9861

Project Number: PR-26-0089

Date of Issue: 29th April 2026

Re: Ecological Survey

Background

As part of a proposed planning application with Manchester City Council concerning a plot of land at 86 – 88 Tib Street, Tyrer Ecological Consultants were commissioned by Baniprop Ltd to undertake an ecological survey in April 2026. Proposals are understood to involve the erection of a five-storey building on the plot.

Survey Methodology

The survey was conducted on 13th April 2026 in dry conditions (11°C), 1/12 (Beaufort scale), average 0% cloud cover, by the following surveyor (see **Table 1** below):

Table 1 – Site surveyor credentials

Name	Description of most relevant credentials
Mr. H. Mulligan ACIEEM	• Senior Ecologist & BNG Lead with 4 years training and experience, • MBiolSci in Biological Sciences (Zoology), • Holder of Great Crested Newt: CL08 Class 1 licence (2025-82064-SCI-CL08), • Accredited agent on the Natural England Class 2 bat licence of Mrs. K. Wilding (2025-84395-CL18-BAT), • Holder of a FISC Level 4 (2025) (Botanical competency), • Meets the requirements of CIEEM's Competency Framework Section S (Surveying) to Capable or higher level.

The site is covered entirely by hardstanding, in active use as a beer garden for the adjacent restaurant within the city centre. As such, it is absent of any semi-natural habitats or vegetation, whilst also being absent of any built structures. It is enclosed by buildings to the north, east and west, with fencing bordering the western aspect along Tib Street, meaning that it is entirely disconnected from any wider semi-natural habitats (see **Figure 1** overleaf).

Based upon the above, the presence of any specially protected or invasive plant species, priority habitats, protected terrestrial fauna (including mammals and herpetofauna) and protected invertebrates onsite could be reasonably discounted.

As such, the site was predominantly surveyed for the presence/absence of specially protected birds and bats, namely a daytime preliminary roost assessment was undertaken in relation to bats to ascertain whether the site was of value for bats / bat roosts, whilst an assessment of nesting and general suitability for birds was also carried out.



Figure 1 – *Location of the site © Google Earth Pro 2026*

Criteria for preliminary bat roost assessment are based upon the determinants given in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

A daytime bat walkover (DBW) was undertaken to observe, assess and record any habitats or features suitable for usage by bats, either as commuting, foraging or roosting provision. Wider connectivity to other habitats was also considered during the DBW.

The site was inspected for evidence of nesting and suitability for relevant species. Bird species observed and heard were recorded on site, and a search was made for nest material, or areas suitable for nesting – this can take the form of searching structures, woody vegetation, semi-aquatic vegetation such as reeds and / or ground flora. Elevations of any buildings or structures on site were inspected for evidence of birds that show a high dependency upon built structures, many of which are in a state of decline. These might include the following species for example (list non-extensive):

- House martin (*Delichon urbica*): Birds of Conservation Concern (BoCC) red status,
- House sparrow (*Passer domesticus*): BoCC red status,
- Starling (*Sturnus vulgaris*): BoCC red status,
- Swift (*Apus apus*): BoCC red status.

Additional to the site's capacity to support generally common species for breeding, the area was also subject to an assessment for wider capacity to support species with extra protection under Schedule 1 of the Wildlife & Countryside Act (1981) (as amended) and other priority species.

In addition, a baseline assessment was undertaken at the site in order to produce a Biodiversity Statement. This statement will provide information to decision makers regarding the 'baseline value' of the site, and supply the required information under national guidelines pertaining to validation in relation to the condition.

Survey Results

As stated previously, the site is covered entirely by hardstanding, absent of any vegetation or semi-natural habitat, with the exception of a few small potted ornamental plants. As such, the site as a whole would be mapped as 'Developed land; sealed surface' within the Statutory Biodiversity Metric Calculation Tool, a habitat with no unit value.

The site is absent of any trees or built features that could be utilised by roosting bats, and thus no Preliminary Roost Assessments (PRAs) or Ground Level Tree Assessments (GLTAs) were undertaken of features within the site. Whilst several buildings border the site to the north, east and south, each of the bordering aspects were found to be absent of any potential roost features (PRFs) that could be impacted by the erection of a new structure, with each being relatively modern, well-sealed and absent of typical features that would provide suitability.

As such, the site is considered to provide commuting and foraging habitat suitability for bats of '**None**'; the site's complete absence of any vegetation features, densely urbanised surroundings, illuminated aspects and active use further reduces the likelihood of any bat species accessing the site or utilising the adjacent buildings.

Similarly, the site is absent of any suitability for any specially protected or more common bird species, being absent of any vegetation or built features that would provide nesting platforms. Whilst specially protected species such as peregrine (*Falco peregrinus*) may utilise buildings in the wider city environment, the likelihood of any bird species utilising the site or the bordering buildings is highly unlikely.

Survey Conclusions & Recommendations

No further recommendations apply at the site, with the presence of any protected species utilising the site being highly unlikely due to the site's character as described.

Biodiversity Statement

Based on the information gathered during the diurnal assessment, the site is host to the following biodiversity value:

- Habitat: **0.00**
- Hedgerow: **0.00**
- Watercourse: **0.00**

As such, the land at 86 – 88 Tib Street is **exempt** from the Biodiversity Gain Planning Condition under the *de minimis* exemption; the proposals do not impact on any priority habitats, and less than 25m^2 of area habitat with a value greater than 0 onsite will be affected (no watercourse or hedgerow units are present).

Closing

We can confirm that the contents of this document have been collated using the combined expert knowledge and experience of Tyrer Ecological Consultants Ltd, and thus this letter can be relied upon as an addition/supporting document to the existing ecological reports issued in relation to the works. For any enquiries or if any information is required, please contact Tyrer Ecological Consultants Ltd on any of the specified mediums atop this letterhead. Supporting imagery taken during the site visit is provided overleaf.

Kind regards,

[redacted]

Mr. H. Mulligan ACIEEM (Senior Ecologist at Tyrer Ecological Consultants Ltd) (29/04/2026)

Site Photographs



Plate 1 – *Character of the site, absent of any significant vegetation and actively used as a beer garden*



Plate 2 – *Further view of site*

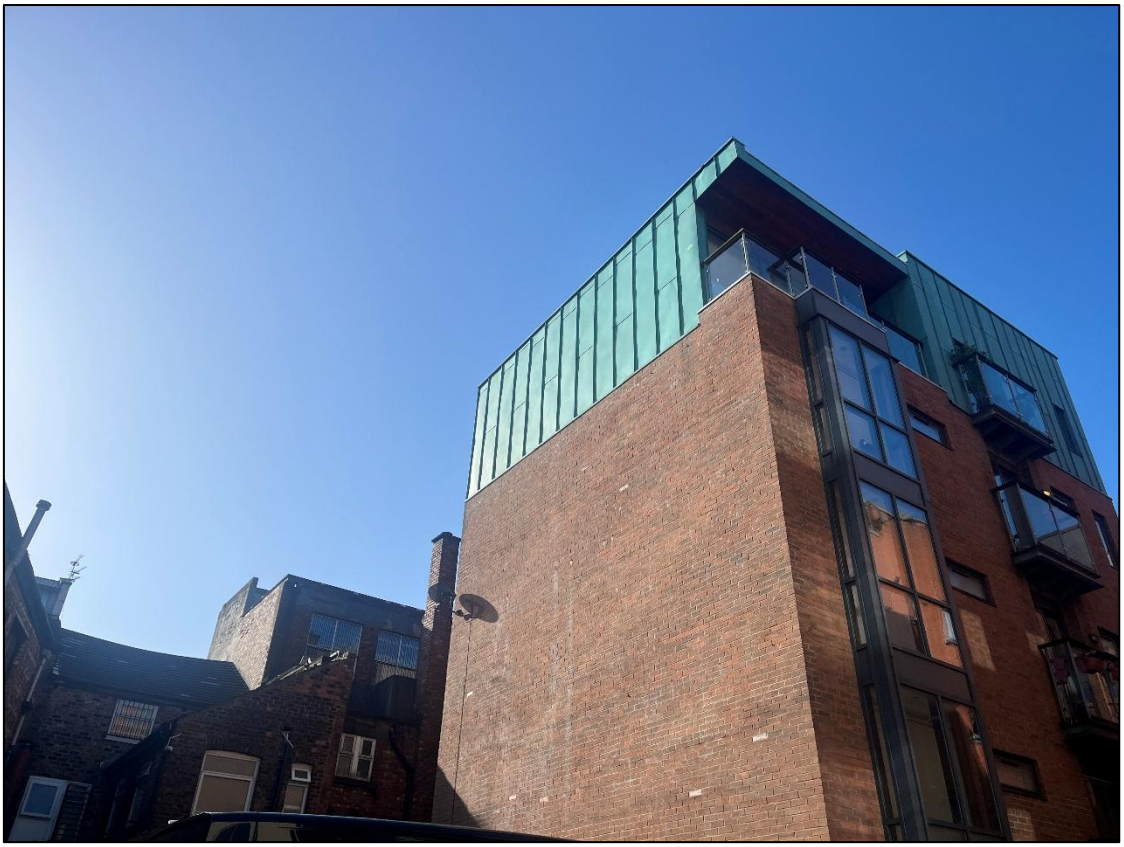


Plate 3 – *Tightly sealed building to south*



Plate 4 – *Site and bordering buildings as seen from the west*