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Ecological Mitigation, Enhancement and Management Plan

Survey site: Corner of 119 Raby Street and 20-28 Barnhill Street, Manchester M14 4SY.

Client: Caddick Construction

Date: 07/5/2026

Project:

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

Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey town-houses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works

Planning Application Number:

Not yet submitted.

Caddick Construction
Corner of 119 Raby street and 20-28 Barnhill Street M14 4SY

Introduction

Ecological mitigation, enhancement and Management Plan (EMEMP) has been prepared for the above-named client to outline measures to be implemented during Phase 4 construction works at the above named site.

The purpose of this plan is to ensure the protection and mitigation of ecological receptors, adhere to best practices and industry standards, and provide adequate supervision by licensed professionals. The EMEMP also outlines the management frameworks required for the planning and implementation of construction activities that comply with legislation and the environmental commitments.

The below table provides the wider ecological context of the site and details any associated planning conditions.

Site Context and Landscape History	
A detailed description and history are provided in the Preliminary Ecological Appraisal (PEA) & Bat Roost Assessment. (Urban Green, 2025). The site is in a densely urban area of Manchester, approximately 2.3km from the city centre. The site is surrounded by industrial and housing estates, with scattered urban parks and green spaces in between, the closest being Whitworth Park, which is approximately 650m east.	
Planning Conditions	
Condition 25	In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy. No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.
Condition 27	To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012). Prior to the commencement of development (including enabling works, ground works and vegetation clearance), a reasonable avoidance measures method statement for birds, badgers, bats, common amphibians, hedgehogs and small mammals covering the site clearance and construction phases of the development shall be submitted

	to and approved by the local planning authority. The development shall be implemented in accordance with the approved measures.
Condition 31	To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy (2012) and the National Planning Policy Framework (NPPF). Prior to first occupation of the development hereby approved and in addition to biodiversity net gain requirements, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

The below table describes the ecological baseline conditions on site.

Ecological Background Information **Detailed using desk study and site survey.**
The site had a PEA with bat roost assessment and Ground Level Tree Assessment (GLTA) undertaken by Urban Green in July 2025. A Biodiversity Net Gain assessment (BNG) report followed on from this, as well as relevant arboreal surveys on the trees within the development site (Urban Green, 2025). Habitats identified at the site include- • Modified Grassland (g4) • Bramble Scrub (h3d) • Artificial Unvegetated, Unsealed Surface (u1c) • Developed Land, Sealed Surface (u1b) • Built-up Areas (u1) • Individual trees This does not include habitats identified outside of the development boundary, in the wider site landscape. Value for protected species on the site includes the following- • **Birds**- It is anticipated that the individual trees and the scrub habitat will provide suitable nesting and foraging opportunities for common and widespread nesting birds.

- **Badgers**- No badger setts nor signs of badger were identified on site at the time of survey. Badger may occasionally occur on site in a foraging and commuting context.
- **Bats**- Bat foraging activity from common and widespread species were observed throughout the emergence surveys. Foraging activity was mainly recorded within the remnants of B1. One common pipistrelle summer roost was located within B1.
- **Amphibians**- Ornamental waterbodies may be located within nearby residential gardens which may provide suitable conditions for breeding common amphibians. The presence of great crested newts within the site is reasonably discounted, though common amphibians may occur on site.
- **Terrestrial mammals**- Both hedgehogs and foxes are highly adaptable and opportunistic species, particularly well-suited to urban environments. As such, hedgehog and other mammals are potentially present on site.

The following tables detail the proposed mitigation, habitat creation and biodiversity enhancement measures for the development as well as management requirements to ensure the longevity of these measures. as detailed in the PEA and BNG. These include further details of the habitats on site and the impacts of the development upon them and will be read in conjunction with this document.

Scope

This EMEMP outlines construction and ecological measures for the following works:

Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey town-houses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works

Aims and Objectives

This report aims to identify key stakeholder requirements, ensure compliance by all stakeholders with all relevant legislation, minimise potential adverse effects on the environment and protected/notable species during construction, and provide site specific methods to avoid, minimise and mitigate construction effects. To provide ecological and biodiversity enhancement measures for the site.

Work Schedules and Ecological Presence

Work schedules will be developed to ensure activities with specific timing requirements are carried out in a manner that minimises harm to ecological receptors. These schedules will be provided to all relevant personnel and contractors involved in the project. The following measures will be implemented:

Ecological Clerk of Works

A qualified and suitably experienced ecologist will be present on-site during critical phases of construction activities, namely turf stripping. Their role will be to oversee and monitor compliance with the EMEMP, provide guidance, and take immediate action to prevent any harm to ecological receptors. Should protected species be identified during vegetation clearance, works will be halted whilst a suitably licenced ecologist and/or Natural England is contacted.

Persons Responsible and Lines of Communication

A Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion will be someone with significant influence during construction, such as the contract, site or project manager. They are responsible for ensuring all actions outlined in the approved EMEMP are implemented including the provision of a toolbox talk prior to works commencing. Any queries with regards to the mitigation prescriptions will be addressed to the project ecologist and communication will be retained between the Development Biodiversity Champion and project ecologist and/or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist's contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist and designated ECoW of the commencement of construction works and provides updates where necessary. The ECoW will provide ecological expertise and guidance throughout.

Table 2- Ecological mitigation measures

Ecological Mitigation Measures	This table includes any measure required to obtain or comply with planning permission or other consent and to comply with legislation.
Wildlife Protection – Precautionary Methods of Working-	
Ecological protection areas and buffer zones within the project site. These areas will be demarcated using physical means of protection, such as exclusion fencing, to prevent unauthorised access and minimise disturbance to sensitive habitats.	
Tree Protection	
No tree protection measures required as all existing trees on site will be felled.	
Wildlife Protection – Precautionary Methods of Working-	
Herpetofauna	No ponds were located on site or within 250m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250m from a waterbody (though occurrence of greater distances does exist), great crested newts are not anticipated to be present on site. The site features habitat which may provide suitable foraging opportunities for common amphibians such as common toads (Bufo bufo), within the lesser managed parcel of modified grassland, the unmanaged scrub, and in the vegetated gardens. As such, only common amphibians are assumed to be at the site. The majority of the site comprises modified grassland with sparse hardstanding and buildings. While the dense scrub adjacent to the buildings may provide some terrestrial cover for the species, given the context of these confined areas and the major urban barriers surrounding the site, the habitats on site are considered to be of limited value for reptiles. **Site Management During Construction**

	• During the course of construction works a site wide check for reptiles and amphibians must be carried out by contractors at the commencement of each working day, with any found relocated to safety within neighbouring gardens. Any materials will be stored on pallets away from tall vegetation or boundaries. • Rubble created during the development will be safely disposed of in a skip. If no skip is available the rubble will be stored off the ground (e.g. on pallets) until it can be removed from site, to prevent common reptiles and amphibians from using the rubble piles for hibernation or refugia. • All trenches will (where possible) be backfilled before nightfall, or a ramp will be left to allow amphibians to easily exit. Any trench that could not be closed the previous day must be checked for reptiles and amphibians at the beginning of the next working day; particularly where this is scheduled for infilling. • Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations. • Where for any reason contractors are a non-compliant and rubble and other piled items are left on the floor overnight or for any period of time beyond that working day, they must be dismantled by hand. • Any reptiles or amphibians found must be encouraged to move away of their own volition, or if in immediate danger and unable to perambulate themselves, will be captured in gloved hand or by any other means avoiding injury and safely relocated to suitable cover within retained habitat. No amphibian will be handled via bare hand due to the risk they may absorb toxic compounds through their permeable skin. • If at any point GCN or reptiles are found during development, all works must cease until further advice has been obtained from a qualified ecologist and the relevant regulators.
Birds	Several species of common and widespread passerines were identified utilising the trees and the southern grassland parcel including rock dove (Columba livia), Eurasian blackbird (Turdus merula) and house sparrow (Passer domesticus). A disused bird's nest was also identified in an on-site tree (T3). The adjacent scrub and

	densely vegetated gardens may provide suitable cover for common low-nesting birds such as wren (Troglodytes troglodytes), as these areas are fenced off and are not publicly accessible. The proposed development, particularly felling of trees and scrub removal, could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Vegetation clearance and other activities will be undertaken outside the core nesting period 1st March to 31st August. If this timeframe cannot be avoided, a nesting birds check of the vegetation (and any remaining or regrowth vegetation from earlier cuts) will be undertaken, by the project ecologist or ECoW, within 48 hours prior to the commencement of work. All active nests will need to be retained with a species-appropriate (generally 5m) buffer until the young have fledged (species specific but typically 4-6 weeks). A watching brief will be undertaken during clearance in case any nests were not evident during the first check. The buffer will need to be increased in the event of the presence of any Schedule 1 species as reckless disturbance as well of destruction of the nests of such species is an offence. Buffer zones regarding schedule 1 species are on a case by case, species by species basis and must be reflected accordingly.

	If schedule 1 species are identified nesting, these areas must be retained, and suitable fencing and signage installed to prevent encroachment into these areas. It is an offence to recklessly disturbed adult and independent young in proximity to their nests as well as the nests themselves. Examples of appropriate installed work signs are shown in **Figure 1**. Signs can also be installed in regard to non-schedule 1 species, installed in full view in areas where nesting birds have been identified on the pre-work checks.  **Figure 1**- Work signage regarding nesting birds on the site. Source- www.Britishsafetysigns.co.uk
Bats	One common pipistrelle roost was located within B1. The low number of bats recorded using this roost indicates that this is a non-breeding summer roost. The exposed open western aspect of B1 and the low peak count of individuals recorded during the surveys suggest that this is likely to be a transitional roost. Bat roosts being directly impacted will proceeded under the correct development licence obtained from Natural England, or through the agreed mitigation plan.

Badgers and other terrestrial mammals	Although the presence of badgers on site is considered unlikely, their highly mobile and opportunistic nature within urban environments means they cannot be entirely ruled out from site. The scrub habitat and densely vegetated residential gardens, particularly given the abandonment of the houses, may provide foraging opportunities. Historical local records of the species also indicate the presence of suitable habitat within the wider landscape. The scrub and grassland habitats also provide suitable cover and foraging habitats for hedgehogs (Erinaceus europaeus) and other common mammals such as foxes (Vulpes vulpes). Records of hedgehog within the local area were returned during the desk study. The following recommendations are given in order to mitigate against potential harm to hedgehogs, badgers and other mammalian fauna during the development works. • The work zone will be checked for wildlife prior to works commencing, with any fauna encouraged to move away via their own volition or transported by gloved hand to the reptile receptor area if this not be possible. This will only apply to smaller mammal species. Larger mammals such as badgers and foxes will not be transported by hand. • Any inadvertently injured wildlife will be taken to an appropriate local wildlife carer or vet. • Any trenches dug will ideally be backfilled before contractors leave. If this is not possible they will be covered at night or have a rough sawn plank placed in them to act as a ramp for any wildlife which may fall in. They must be checked for wildlife before backfilling. • Security lighting must be directed away from undergrowth and vegetated site boundaries. • Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations.

2.0 Habitat Creation and Biodiversity Enhancement Measures

Table 3 details the habitat creation and biodiversity enhancement measures for the site. These are also illustrated in **Appendix 2.**

Ecological/Biodiversity enhancement and management measures	This table includes any measure required to obtain or comply with planning permission, conditions ,or other consent and to comply with legislation.
Works	**Specification**
Bat Boxes	**Overview:** A total of six bats will be installed at each site. These can also be included during construction as intergrade bat boxes within the walls of the proposed buildings. The proposed locations are shown on the plans provided in **Appendix 2.** Details of the bat boxes recommended for the sites are as follows: ***Integrated bat boxes to be integrated into the façade of new buildings*** • The recommended integrated bat bricks will be constructed of woodcrete/ woodstone. Boxes of this construction are known to require minimal maintenance and have a lifespan of 25 years plus. • 6 No. Integrated Eco Bat Box with Cavity (or similar) (see **Figure 2**) will be installed into the façade of new buildings within either the new home or new nursey building.. This bat brick type is suitable for integration into a range of building types including brick walls, timber cladding, and stone and are suitable to support a range of species including common pipistrelles *Pipistrellus pipistrellus* and soprano pipistrelles *Pipistrellus pygmaeus* which are recorded on site. • The bat boxes will be positioned 3-5m above ground level facing a southwest elevation with a clear flight path to and from the entrance, away from artificial light and facing vegetated habitats.



Figure 2: Vivaro Pro Integrated Bat Box (image credit: https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box)

Recommended management:

The proposed bat boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bat boxes will increase the chances of occupation by roosting bats. However, it is recommended that the bat boxes are inspected annually for the first five years outside of the typical active season for bats (May to September inclusive) following installation. Bat boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.

Bird Boxes	Two bird boxes are recommended to be installed on site, upon newly constructed structures post works. Integrated bird boxes are proposed for this site, this is to include swift/house sparrow terraced style boxes. Swallow and house martin cups are to be installed underneath the eaves of the building. ***Bird box specification:*** ***Integrated bird boxes to be integrated into the façade of new buildings*** • The recommended bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are known to have minimal maintenance and have a lifespan of 25 years plus. • 2No. Vivara Pro WoodStone House Sparrow Nest Boxes (or similar) (see **Figure 3**) will be installed into the façade of new buildings. This bird box type is designed to provide enhanced nesting opportunities for house sparrow *Passer domesticus.* House sparrows are priority species listed on Section 41 of the NERC Act. However alternative species like tits will also utilise these boxes if sparrows are not present. • The bird box will be positioned approximately 3m above ground level facing a northern elevation where they will be sheltered from prevailing wind, rain and strong sunlight.  **Figure 3**: Vivara Pro WoodStone House Sparrow Nest Box Nest Box (image credit arkwildlife.co.uk) ***Recommended Management:***

	The proposed bird boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bird boxes will increase the chances of occupation by nesting birds. However, it is recommended that the bird boxes are inspected annually for the first five years outside of the typical nesting bird season (March to September inclusive) following installation. External bird boxes must be replaced if they are damaged, removed, or have fallen from their recommended location. Internal bird boxes will not be blocked or removed.

Compliance and Reporting

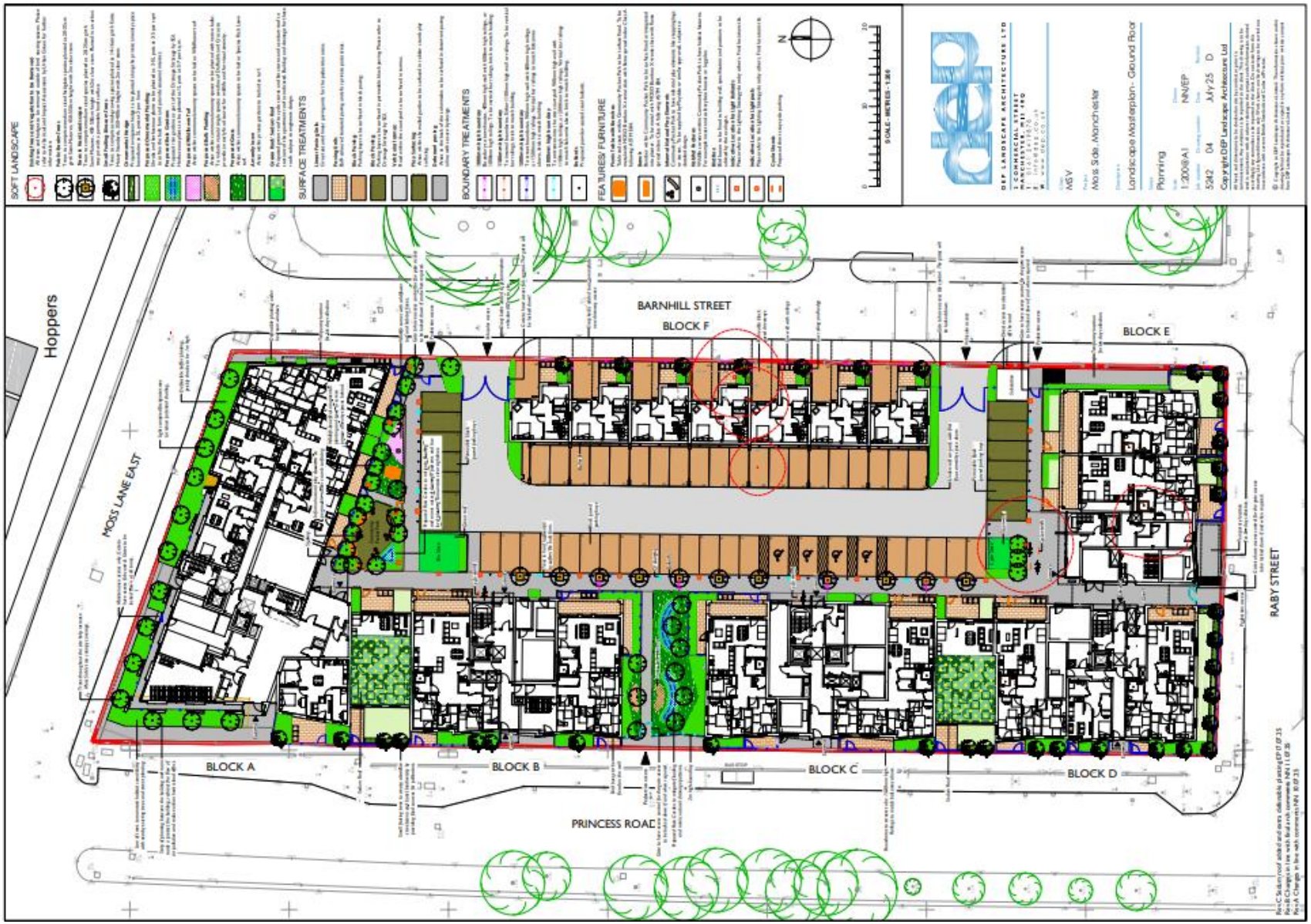
The EMEMP requires stakeholders to comply fully with the pre-construction and construction-related elements of any mitigation strategies agreed with the Local Planning Authority and Natural England under any license requirements. Construction activities will therefore be conducted strictly in accordance with the approved CEMP. Regular inspections and monitoring will be undertaken to ensure compliance with the plan's requirements.

Any deviations or incidents that may affect ecological receptors will be immediately reported to the designated ecologist / Natural England. Updates to the EMEMP will be relayed to the Local Planning Authority.

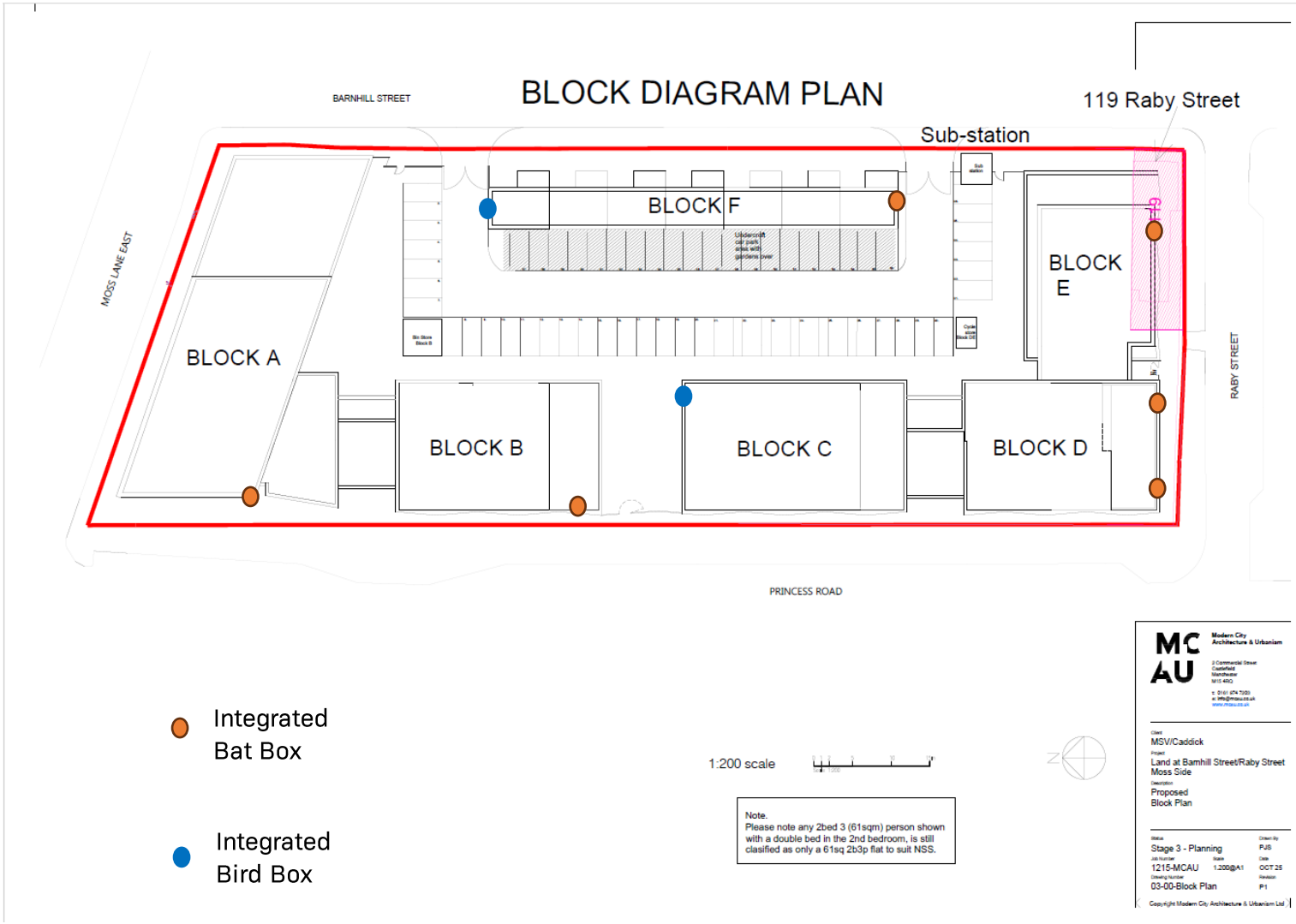
The EMEMP will be periodically reviewed and updated as necessary throughout the construction phase to address changing site conditions and evolving ecological considerations.

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Appendix 1: Site Landscape master plan



Appendix 2: Species specific enhancements.



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Draft	0.1	Amber Williams BSc (Hons) MSc MPhil Consultant Ecologist	07/05/2026
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