



Preliminary Ecological Appraisal Report

Fairways Lodge, Prestwich

Reference: 81-460-R1-1

Date: October 2023



PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Fairways Lodge
Prestwich

Prepared for:
McCarthy & Stone

Report Ref: 81-460-R1-1
Date Issued: 16/10/2023

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QUALITY ASSURANCE

PROJECT NUMBER	81-460		
VERSION	Version 1		
REMARKS	Final		
DATE	October 2023		
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EXECUTIVE SUMMARY

Site Address	Fairways Lodge, George Street, Prestwich, Manchester, M25 9WS
Coordinates	E 381722, N 402426
Site Area	Approximately 0.62 ha
Current Site Use and Adjacent Site Use	The site is located in the south of Prestwich, and comprises hardstanding, a building, tall ruderal, amenity grassland, dense scrub, introduced shrub and scattered trees. Adjacent habitats comprise treelines, amenity grassland, scattered trees, hardstanding and buildings.
Designated Sites	Two statutory designated sites are located within 1 km of the site boundary. Kersal Moor Local Nature Reserve (LNR) is located approximately 185 m south of the site. The Cliff / Kersal Dale LNR is located approximately 620 m south of the site. Three non-statutory designated sites are located within 1 km of the site boundary. Kersal Moor Site of Biological Interest (SBI) is located approximately 185 m south of the site, Kersal Dale SBI is located approximately 620 m south of the site, and the River Irwell SBI is located approximately 920 m south-east of the site. The site is located within the Impact Risk Zone of three Sites of Special Scientific Interest (SSSI). Ashclough SSSI, which is located approximately 6.5 km north-west of the site. Rochdale Canal SSSI and Special Area of Conservation (SAC), which is located approximately 7.4 km north-east of the site. Nob End SSSI and LNR, which is located approximately 7.6 km north-west of the site. Due to the small size and nature of the works and the distance between the site and designated sites, no detrimental impacts (on the designated sites) are anticipated as a result of the development. Furthermore, as per the criteria listed on MAGIC (Accessed October 2023), the proposed works will not require further consultation with Natural England concerning potential impacts on the SSSIs.
Survey Results	The site comprises hardstanding, a building, tall ruderal, amenity grassland, dense scrub, scattered scrub, introduced shrub and scattered trees. The site was found to have the following potential ecological constraints: ✿ The on-site building was assessed as having Moderate bat roosting potential. ✿ Potential presence of nesting birds within scattered trees and dense scrub and tall ruderal. ✿ Potential presence of badgers on-site and within local area. ✿ Potential presence of hedgehogs within dense scrub, scattered scrub and tall ruderal.



	✿ Potential presence of small reptile population within tall ruderal and dense scrub adjacent to golf course. ✿ Potential presence of common amphibians on-site. ✿ Himalayan balsam identified on-site.
Conclusions	The following surveys are required: ✿ Two Nocturnal Bat Surveys on the on-site building between May and September (inclusive), with at least one survey between May and August (inclusive). ✿ If the treeline adjacent to the west of the site cannot be maintained as a dark corridor, then one night-time bat activity walkover per season will be required. Automated/static bat detector surveys will also be required, with data to be collected for a minimum of five consecutive nights per season in appropriate weather conditions for bats. The following mitigation is recommended: ✿ Precautionary Working Methods for badgers. ✿ Common amphibians are to be removed by hand from the working area during construction. ✿ A lighting strategy is recommended to maintain the treeline adjacent to the west of site as a dark corridor. ✿ If any vegetation requires removal, it should take place outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check will be undertaken by a suitably qualified ecologist no more than 24 hours before works commence. If a nest, or nest in construction, is located then a stand-off distance will be maintained until the young have fledged. ✿ During site clearance the dense scrub, scattered scrub and tall ruderal are to be trimmed to 50 cm and checked for hedgehog prior to clearance to ground level. The bases of trees should be checked for sheltering hedgehogs prior to clearance. It is recommended that vegetation clearance takes place outside of December to March (inclusive) to avoid impacting hibernating hedgehogs. ✿ Eradication of invasive species prior to works commencing on-site. A gain in biodiversity will likely be required on-site. If this cannot be achieved onsite, a conservation offset payment, or off-site compensation may be required.



TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1. INTRODUCTION	6
1.1. Background	6
1.2. Proposed Development	6
1.3. Site Location	6
1.4. Objectives	7
2. METHODOLOGY	8
2.1. Desktop Study	8
2.2. Vegetation and Habitats	8
2.3. Fauna	9
2.4. Preliminary Roost Assessment	9
2.5. Survey Limitations	10
3. SURVEY RESULTS	11
3.1. Site Context	11
3.2. Designated Sites	11
3.3. Habitats	12
3.3.1. Building	12
3.3.2. Hardstanding	13
3.3.3. Tall Ruderal	14
3.3.4. Dense Scrub	15
3.3.5. Scattered Scrub	15
3.3.6. Amenity Grassland	16
3.3.7. Introduced Shrub	17
3.3.8. Scattered Trees	17
3.3.9. Treeline	18
3.4. Protected and Notable Species	19
3.4.1. Amphibians	19
3.4.2. Bats	19
3.4.3. Badger	19
3.4.4. Other Terrestrial Mammals	20
3.4.5. Otter and Water Vole	20
3.4.6. Breeding Birds	20
3.4.7. Reptiles	20
3.4.8. Invertebrates	20
3.5. Invasive Plant Species	21
4. ECOLOGICAL CONSTRAINTS AND MITIGATION	22
4.1. Development Proposals	22
4.2. Habitats	22
4.2.1. Scattered Trees	22
4.3. Protected and Notable Species	23
4.3.1. Amphibian	23
4.3.2. Breeding Birds	23
4.3.3. Bats	23
4.3.4. Badger	24
4.3.5. Reptiles	24
4.3.6. Hedgehogs	24



4.4.	Invasive Plant Species.....	24
5.	FURTHER SURVEYS	25
5.1.	Bats	25
5.2.	Table of Further Surveys	25
6.	BIODIVERSITY NET GAIN	26
	REFERENCES.....	27
	APPENDIX I PHASE 1 HABITAT PLAN	28
	APPENDIX II BAT POTENTIAL BUILDING AND TREE DESCRIPTIONS	30



1. INTRODUCTION

1.1. BACKGROUND

E3P were commissioned by McCarthy & Stone to undertake a Preliminary Ecological Appraisal at Fairways Lodge, Prestwich, hereafter referred to as “the site”.

This report has been produced by Conor Evans BSc (Hons) MRes QCIEEM Consultant Ecologist. Conor has experience undertaking Preliminary Ecological Appraisals and ecological mitigation for a variety of projects across the UK. Conor also holds a Class 1 Great Crested Newt Natural England licence.

1.2. PROPOSED DEVELOPMENT

Development proposals include the demolition of the existing building and the development of a series of residential dwellings.

1.3. SITE LOCATION

The site is located in the south of Prestwich and is accessible via George Street from the north of the site. Prestwich Golf Club is located directly adjacent to the west of the site, with a line of trees demarcating the border between the golf club and the site. An active housing development borders the site to the south and east, and residential properties border the site to the north. A railway line is located approximately 1.67 km south-west of the site. The River Irwell is located approximately 1 km south-west of the site at the nearest point. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Preliminary Ecological Appraisal are as follows:

- ✦ Identify the major habitats present.
- ✦ Ascertain the presence or potential presence of any legally protected species and habitats.
- ✦ Recommend any further surveys or mitigation that may be required.

The Preliminary Ecological Appraisal comprises a desk study and site walkover. This survey has been completed as a baseline assessment of the site, and as such please see the end of the report for further surveys and mitigation proposed.



2. METHODOLOGY

2.1. DESKTOP STUDY

The following sources of information and ecological records were consulted:

- ✳ MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, accessed September 2023.
- ✳ Aerial mapping and ordnance survey maps.
- ✳ Local data records, including Greater Manchester Ecology Unit (GMEU) (received 12th September 2023).

A 1 km search area was utilised for the data search as this was the standard search area available from the local environmental records centre.

The data search included the request for details of protected and notable species of flora and fauna within 1 km of the central grid reference of the site. In addition, a request was made for any non-statutory designated sites within 1 km of the site boundary.

Please note that a lack of up-to-date records does not confirm the absence of a species from the area. The lack of records may simply be a result of a lack of protected species surveys being undertaken within the local area.

2.2. VEGETATION AND HABITATS

A Preliminary Ecological Appraisal of the proposed development site was undertaken by Conor Evans on 12th September 2023. The weather was overcast, light breeze and light rain.

The walkover survey was undertaken to the standard methodology as detailed by the JNCC Handbook for Phase 1 Habitat Survey, 2010. The assessment follows the methodology as per "Guidelines for Preliminary Ecological Appraisal" (CIEEM, 2017).

A vegetation and habitat plan has been produced for the proposed development site and the immediate surrounding area (please refer to Appendix I). The mapping is based on the Joint Nature Conservation Committee Phase I Habitat Survey Methodology (JNCC 2010).

Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and uncommon plant communities. All plant nomenclature follows Stace (2019).

Searches were carried out for the presence of invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) including Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*).



2.3. FAUNA

A thorough search of the site for signs of protected species of fauna was undertaken during the site walkover. These searches considered the following:

- ✚ Suitability of any ponds to support notable amphibians, and the suitability of the site's terrestrial habitats to support amphibians.
- ✚ Suitability of the site to support reptiles by way of habitat structure and refuge piles, as well as links to the wider landscape.
- ✚ Signs of badgers (*Meles meles*), by way of setts, mammal paths, foraging signs or latrines to indicate usage of the site by the species.
- ✚ Search of any watercourses for signs or suitability for water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) by way of burrows, resting places, holts and foraging signs.
- ✚ Suitability of the site to support roosting, foraging and commuting bats.
- ✚ Suitability of the site to support notable bird species.
- ✚ Suitability of the site to support notable invertebrates.
- ✚ Search of the site for any invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT

A Preliminary Roost Assessment (PRA) was undertaken by Conor Evans on 12th September 2023.

The survey involved undertaking a systematic search of the building and trees on site, searching for signs of bats, or spaces where bats would be able to access. The methodology followed that described in *Bat Surveys for Professional Ecologists, 3rd Edition (Collins, 2016)*.

The building and trees were categorised for their bat roosting potential as described in Table 2.1 in accordance with Collins (2016).

TABLE 2.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF BUILDINGS AND TREES

CATEGORY	DESCRIPTION
NEGLIGIBLE	A building or tree with no potential roosting features present.
LOW	A building or tree with one or more potential roost sites. However, the potential roost sites do not provide suitability for large numbers of bats (i.e. for maternity or hibernation).
MODERATE	A building or tree with one or more potential roosting feature which could support bats but is of a suitability meaning that it would be unlikely to support a roost of high conservation status.
HIGH	A building or tree with several potential roosting features which would be able to support large number of bats on a regular basis and for longer periods of time.



The survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so.

2.5. SURVEY LIMITATIONS

A Preliminary Ecological Appraisal does not constitute a full botanical survey. Instead, key species are identified to give a representative description of each habitat type.

This survey was undertaken in September and as a result of differing flowering times between species, it is possible that some species of flora may have been missed or misidentified. It is possible that some invasive/non-native species could have been missed during the survey. This is not considered to be a major constraint due to the quality of habitats on site.

An area could not be surveyed in the south-east of the site as it was located within an active construction site.

Access to all areas within 30 m of the site to search for badger field signs was not possible due to such areas being on private land, therefore, some features may have been missed.

These constraints have been taken into consideration during the assessment.



3. SURVEY RESULTS

3.1. SITE CONTEXT

The site is located in the south of Prestwich, and comprises hardstanding, a building, tall ruderal, amenity grassland, dense scrub, introduced shrub and scattered trees. Adjacent habitats comprise treelines, amenity grassland, scattered trees, hardstanding and buildings. These habitat types are expected to offer some opportunities for local fauna, with scattered trees and treelines providing nesting opportunities for birds and commuting and foraging opportunities for bats.

Multiple areas of isolated deciduous woodland, a Priority Habitat, and an area of open mosaic habitat are present within 1 km of the site. The nearest area of deciduous woodland is located approximately 125 m north-west of the site, and the area of open mosaic is located approximately 840 m north of the site. Heaton Park, which comprises wood pasture and parkland, a Priority Habitat, is also located approximately 1.1 km north-east of the site, and an area of ancient woodland is also located approximately 1.05 km north-west of the site. These habitats are anticipated to form foraging, commuting and resting habitats for a variety of local wildlife, as well as nesting and roosting habitats for birds and bats within the trees present.

The River Irwell is located approximately 1 km south-west of the site at its nearest point. The river is anticipated to offer important aquatic habitat to species and form a valuable commuting and foraging resource for a variety of terrestrial mammals and birds.

No waterbodies are located on-site or within 250 m of the site boundary.

3.2. DESIGNATED SITES

Two statutory designated sites are located within 1 km of the site boundary, comprising:

- ✿ Kersal Moor Local Nature Reserve (LNR) is located approximately 185 m south of the site. The site is designated for its mosaic of lowland heath and acid grassland with small areas of neutral grassland. The areas of lowland heath support heather species. Abundant bryophytes including *Rhytidelphus squarrosus*, *Polytrichum commune* and *Polytrichum piliferum* are also present. Broom (*Cytisus scoparius*) and rowan (*Sorbus aucuparia*) regeneration also occur. The areas of acid grassland support mat grass (*Nardus stricta*) and wavy hair-grass (*Deschampsia flexuosa*) with frequent sheep's fescue (*Festuca ovina*) and purple moor-grass (*Molina caerulea*). The neutral grassland supports grasses such as field woodrush (*Luzula campestris*), cock's-foot (*Dactylus glomerata*) and Yorkshire fog (*Holcus lanatus*).
- ✿ The Cliff/ Kersal Dale LNR is located approximately 620 m south of the site. The site is designated for its mosaic of broadleaved woodland, open water, marshland and semi-natural grassland. Tawny owl (*Strix aluco*), great spotted woodpeckers (*Dendrocopos major*) and kingfisher (*Alcedo atthis*) are known to utilise the site for breeding. The broadleaved woodland comprises ash (*Fraxinus excelsior*), black poplar (*Populus nigra*), silver birch (*Betula pendula*) and willow (*Salix* sp.).

Three non-statutory designated sites are located within 1 km of the site boundary. Kersal Moor Site of Biological Interest (SBI) is located approximately 185 m south of the site, Kersal Dale SBI is located approximately 620 m south of the site, and River Irwell SBI is located approximately 920 m south-east of the site.



The site is located within the Impact Risk Zone of three Sites of Special Scientific Interest (SSSI). The three SSSIs comprise:

- ✳ Ashclough SSSI, which is located approximately 6.5 km north-west of the site. The comprises two sections of steep bank south of the River Irwell which represents the best available exposures of the Ashclough Marine Band and its associated strata. The Marine Band is thinner at Ashclough and has a more restricted fauna than that seen further south e.g. in the North Staffordshire Coalfield. The Marine Band is of interest as it represents the first marine incursion after a period of more or less exclusively non-marine conditions lasting from the middle Westphalian A to the lower Westphalian B (Carboniferous Period).
- ✳ Rochdale Canal SSSI and Special Area of Conservation (SAC), which is located approximately 7.4 km north-east of the site. The site is designated for its important habitats for emergent vegetation and submerged aquatic plants, including extensive colonies of the nationally rare floating water-plantain (*Luronium natans*). The site also supports a diverse assemblage of aquatic flora, notably its assemblage of pondweed (*Potamogeton* sp.); the nine species of which found in the canal represent a balanced community which reflects the water quality.
- ✳ Nob End SSSI and LNR, which is located approximately 7.6 km north-west of the site. The site is designated for open structured sward in which herbs typical of limestone grassland dominate and grasses play a minor role. Many of the species found here are rare in the county. Examples include purging flax (*Linum catharticum*), carline thistle (*Carlina vulgaris*), blue fleabane (*Erigeron acer*), common centaury (*Centaureum erythraea*), rough hawkbit (*Leontodon hispidus*) and common broomrape (*Orobanche minor*).

Due to the small size and nature of the works and the distance between the site and designated sites, no detrimental impacts (on the designated sites) are anticipated as a result of the development. Furthermore, as per the criteria listed on MAGIC (Accessed October 2023), the proposed works will not require further consultation with Natural England concerning potential impacts on the SSSIs.

3.3. HABITATS

The main habitats encountered during the survey are described in the following subsections. Please refer to Appendix I for the Phase 1 Habitat Plan.

3.3.1. BUILDING

The majority of the site comprised Fairways Lodge, an active two-storey hotel, with an associated restaurant, fitness centre, aerobics studio, squash court, steam room and sauna.



PLATE 1 SHOWING FAIRWAYS LODGE



3.3.2. HARDSTANDING

The north, west and east of the site comprises a tarmacked hardstanding car park.

PLATE 2 SHOWING HARDSTANDING CAR PARK



An area of concrete pavestones adjacent to the east of the building had been colonised in parts by Himalayan balsam (*Impatiens glandulifera*), bramble (*Rubus fruticosus*), hedge bindweed (*Calystegia sepium*) and rosebay willowherb (*Chamerion angustifolium*).



PLATE 3 SHOWING COLONISED PAVESTONES



An area of stone paving was present adjacent to the restaurant in the north-east of the site. The stone paving had been colonised in parts by greater plantain (*Plantago major*), cat's ear (*Hypochaeris radicata*) and perennial rye-grass (*Lolium perenne*).

PLATE 4 SHOWING STONE PAVING



3.3.3. TALL RUDERAL

An area of tall ruderal was present along the southern border of the site. Species present comprised common nettle (*Urtica dioica*), herb robert (*Geranium robertianum*), smooth hawks-beard (*Crepis mollis*) and Himalayan balsam.



PLATE 5 SHOWING TALL RUDERAL



3.3.4. DENSE SCRUB

An area of dense scrub was present along the southern border of the site, adjacent to the area of tall ruderal. Species present comprised cherry laurel (*Prunus laurocerasus*), elder saplings (*Sambucus nigra*), horse chestnut saplings (*Aesculus hippocastanum*), bracken (*Pteridium aquilinum*), common ivy (*Hedera helix*), honeysuckle (*Lonicera periclymenum*), field bindweed (*Convolvulus arvensis*), bramble and common nettle.

PLATE 6 SHOWING DENSE SCRUB



3.3.5. SCATTERED SCRUB

A small patch of scattered scrub was present in the north-east of site. Species present comprised pendulous sedge (*Carex pendula*), petty spurge (*Euphorbia peplus*), rosebay willowherb, bramble and herb robert.



PLATE 7 SHOWING SCATTERED SCRUB



3.3.6. AMENITY GRASSLAND

A small patch of amenity grassland was present in the south of the site directly adjacent to the building. Species present comprised white clover (*Trifolium repens*), wood avens (*Geum urbanum*), broad-leaved dock (*Rumex obtusifolius*), rosebay willowherb, greater plantain, bramble, cat's ear, herb robert and perennial rye-grass.

PLATE 8 SHOWING AMENITY GRASSLAND



A patch of amenity grassland was present adjacent to the pub in the north of the site. Species present comprised common ragwort (*Senecio jacobaea*), lesser trefoil (*Trifolium dubium*), perennial rye-grass, white clover, cat's ear and nettle.



PLATE 9 SHOWING AMENITY GRASSLAND



3.3.7. INTRODUCED SHRUB

A small patch of introduced shrub was present adjacent to the pub in the north of the site. Species present comprised Himalayan honeysuckle (*Leycesteria formosa*), large-leaved avens (*Geum macrophyllum*), cabbage palm (*Cordyline australis*), Hinoki cypress (*Chamaecyparis 17osmar*), stinking iris (*Iris foetidissima*) and rosemary (*Salvia 17osmarinus*).

PLATE 10 SHOWING INTRODUCED SHRUB



3.3.8. SCATTERED TREES

Multiple scattered trees were present across the site. Species present comprised Italian alder (*Alnus cordata*), Norway maple (*Acer platanoides*), western red cedar (*Thuja plicata*), firethorn (*Pyracantha coccinea*), sycamore (*Acer psuedoplatanus*), Lawson cypress (*Chamaecyparis lawsoniana*) and Hinoki cypress.



PLATE 11 SHOWING SCATTERED TREE



3.3.9. TREELINE

A line of trees was present along the northern site boundary comprising entirely of Lawson cypress.

PLATE 12 SHOWING TREELINE



3.4. PROTECTED AND NOTABLE SPECIES

3.4.1. AMPHIBIANS

Consultation with GMEU did not identify any records of great crested newt (*Triturus cristatus*) within the 1 km search area.

Consultation with MAGIC did not identify any great crested newt European Protected Species Licences within the 1 km search area. The nearest such licence was located approximately 2 km west of the site, which was active between 2014 and 2015 for the destruction of a great crested newt resting place.

Great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist where habitat connectivity is of high quality) (English Nature, 2001). Considering that no waterbodies are located on-site or within 250 m of the site boundary, the presence of great crested newts on site is reasonably discounted.

One record of common toad (*Bufo bufo*) was identified within the 1 km search area.

The site had negligible potential to support common amphibians during their breeding phase as no waterbodies were located on-site. The dense scrub, scattered scrub and tall ruderal were assessed as providing suitable terrestrial habitat for common amphibians.

3.4.2. BATS

Consultation with GMEU identified 35 records of bats within the 1 km search area, with species comprising common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Daubenton's bat (*Myotis daubentonii*) and unidentified bat species.

Consultation with MAGIC did not identify any Natural England Bat Mitigation Licences within 1 km of the site. The nearest such record is located approximately 1.7 km south-east of the site. The licence was active between 2013 and 2014 for the destruction of a common pipistrelle non-breeding roost.

One building and a total of 26 trees were assessed for their suitability to support roosting bats, as detailed in Collins (2016). The building was assessed as having Moderate bat roosting potential, and two trees (T1 and T2) were assessed as having Low bat roosting potential on a precautionary basis. The remaining 24 trees on-site were assessed as having Negligible bat roosting potential due to the density of the tree canopy, resulting in a lack of suitable bat roosting features. A detailed description of the building and bat potential trees with accompanying photographs can be found in Appendix II.

The site was assessed as having Low potential for foraging and commuting bats, with the habitats providing the highest value for bats being the scattered trees and dense scrub, which are expected to attract invertebrate prey. The treeline directly adjacent to the west of the site is also expected to be an important commuting feature for bats within the local area.

Despite the presence of suitable foraging and commuting habitat on-site, large areas of the site were assessed as having limited value for bats within the areas of hardstanding, building and amenity grassland. The site is also not anticipated to be an important area for the species, with local bat species more likely to utilise the golf course adjacent to the west of the site for foraging and commuting.

3.4.3. BADGER

Consultation with GMEU did not identify any records of badger within the 1 km search area.



No badger setts or field signs of badger were located on-site or within 30 m of the site boundary where access was possible.

The site is assessed as having suitability for badger as sett building opportunities are present within the dense scrub and tall ruderal, and within the golf course adjacent to the west of site.

3.4.4. OTHER TERRESTRIAL MAMMALS

Consultation with GMEU identified 32 records of European hedgehog (*Erinaceus europaeus*) within the 1 km search area.

The site was assessed as having suitability for hedgehogs within the dense scrub, scattered scrub and tall ruderal, which provide optimal foraging, shelter and hibernation habitat for the species.

3.4.5. OTTER AND WATER VOLE

Consultation with GMEU identified no records of otter and water vole within the 1 km search area.

No watercourses are present on-site or adjacent to the site boundary. The nearest watercourse, the River Irwell, is located approximately 1 km south-west of the site. The watercourse is separated from the site by a series of residential properties, roads, woodland and a golf course. As no aquatic habitats are situated on-site or adjacent to the site boundary, otter and water vole are discounted from further assessment.

3.4.6. BREEDING BIRDS

Consultation with GMEU identified records of bullfinch (*Pyrrhula pyrrhula*), dunnoek (*Prunella modularis*), house sparrow (*Passer domesticus*), lapwing (*Vanellus vanellus*), lesser redpoll (*Carduelis cabaret*), linnet (*Carduelis cannabina*), song thrush (*Turdus philomelos*) and starling (*Sturnus vulgaris*) within the 1 km search area.

During the survey, woodpigeon (*Columba palumbus*), robin (*Erithacus rubecula*), magpie (*Pica pica*) and blackbird (*Turdus merula*) were identified on site. Common and notable bird species are anticipated to be present on-site and there is potential to support nesting birds within the dense scrub, scattered scrub, tall ruderal and scattered trees.

3.4.7. REPTILES

Consultation with GMEU did not identify any records of reptile within the 1 km search area.

The site was largely found to be unsuitable for reptile due to the large areas of building and hardstanding that comprise the majority of the site. There is a possibility that reptile may be present within the tall ruderal and dense scrub along the southern border adjacent to the golf course; however, due to the urban nature of the site, it is determined that only very small numbers could be present.

3.4.8. INVERTEBRATES

Consultation with GMEU did not identify records of notable invertebrates within the 1 km search area.



Overall, the presence of notable invertebrates within the site is reasonably discounted due to a lack of good quality habitat that would support such species.

3.5. INVASIVE PLANT SPECIES

Consultation with GMEU no records of invasive plant species within the 1 km search area.

Himalayan balsam was identified on-site during the survey within the tall ruderal and dense scrub along the south and east of the site.



4. ECOLOGICAL CONSTRAINTS AND MITIGATION

4.1. DEVELOPMENT PROPOSALS

Development proposals include the demolition of the existing building and the development of a series of residential dwellings.

4.2. HABITATS

The site comprises habitats that were found to be widespread within the local area. The site offers value for local wildlife within the scattered trees, scattered scrub, dense scrub and tall ruderal.

4.2.1. SCATTERED TREES AND TREELINE

It is recommended that, where possible, the scattered trees and treeline are retained and protected throughout the development.

It is recommended that the landscape planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species. Species deemed suitable for this development could include berry-bearing native species such as:

-  Hawthorn (*Crataegus monogyna*)
-  Rowan
-  Holly (*Ilex aquifolium*)
-  Whitebeam (*Sorbus aria*)
-  Spindle (*Euonymus europaea*)
-  Dog rose (*Rosa canina*)
-  Guelder rose (*Viburnum opulus*)
-  Elder

All planting should be from a trusted pest-free source and, where possible, be of local provenance.

Any trees or shrubs within the site or boundary, to be retained, are to be appropriately protected during the construction phase. Temporary protective demarcation fencing will be used to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.

The fencing will be in accordance with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction: Recommendations*.



4.3. PROTECTED AND NOTABLE SPECIES

4.3.1. AMPHIBIAN

The site may support small numbers of common amphibians within the dense scrub, scattered scrub and tall ruderal on-site. It is recommended that during the clearance phase of works, any common amphibians encountered should be moved by hand away from construction activities.

4.3.2. BREEDING BIRDS

The site itself was assessed as having value for common and notable species within the dense scrub and scattered trees, both being of high value to the species group, and it is recommended that these areas are retained and enhanced where possible.

If any vegetation including the tall ruderal requires removal, it should be removed outside of the breeding bird season (March – September inclusive). If this is not possible, then a suitably qualified ecologist should inspect the area no more than 24 hours prior to the commencement of construction works. Should any nests, or nests in construction be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on a suitable stand off and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

4.3.3. BATS

The site was assessed as having Low potential for foraging and commuting bats (Collins, 2016) due to the treeline adjacent to site which will attract invertebrate prey. If the treeline cannot be maintained as a dark corridor, then further bat activity surveys will be required, as set out in Section 5.1.

Therefore, it is recommended that the proposed lighting plan considers the habitats of highest importance and maintains these habitats as dark areas. It is recommended that any security lighting during construction is appropriately placed to avoid being directed at retained habitats.

It is recommended that lighting is pre-fixed on the proposed buildings, located near retained habitats, or proposed habitats, to minimise the impact of lighting. Lighting should follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018) to minimise disturbance and sky-glow off site.

T1 and T2 were assessed as having Low bat roosting potential on a precautionary basis due to the presence of potential roost features which may support roosting bats on an occasional basis. The trees should be retained where possible. If this is not possible, the tree should be soft felled under the supervision of an ecologist. The tree should be cut below the potential roost feature and slowly lowered to the ground.

It is recommended that any planting within the site be of native fruiting/flowering species in order to enhance the site for foraging bats post-completion. Bat boxes could be installed throughout the site on retained trees post-construction to enhance the site for the species group.



4.3.4. BADGER

No badger setts were located during the survey, though the habitats on-site and adjacent to site were identified as being suitable for the species. Badgers are highly mobile and can create new setts in a short period of time. It is recommended that an updated site walkover prior to the development is carried out to identify any new badger setts.

In the unlikely event that a badger sett is located, a stand-off distance may be required as well as precautionary working methods. If the sett requires closure, a Natural England Badger Licence would be required. Please note that badger licences can only be obtained between July and November each year to avoid potential impact on pregnant females.

The following precautionary working methods will be adhered to during construction phase to ensure that no badgers within the local area are impacted by the proposed development:

-  All site operatives will be inducted to the presence of the species and their working limits and legal responsibilities.
-  All site operatives will be inducted as to identifying potential badger setts and should be vigilant if they suspect they locate a new sett during works and inform the project ecologist immediately.
-  All excavations will be battened at a 45-degree angle to allow escape should animals become trapped.
-  All site machinery and materials will be appropriately stored to avoid harm to the species, notably between July and November each year when extra care is needed to avoid potential impacts on pregnant females.

It is not anticipated that the development will have a significant negative impact on badgers within the local area.

4.3.5. HEDGEHOGS

During site clearance, the dense scrub, scattered scrub and tall ruderal are to be trimmed to 50 cm and checked for hedgehog prior to clearance to ground level. The bases of trees should be checked for sheltering hedgehogs prior to clearance. It is recommended that vegetation clearance takes place outside of December to March (inclusive) to avoid impacting hibernating hedgehogs. If hedgehogs are located, they should be carefully moved by hand to an area outside of construction workings.

Post-development, a series of hedgehog houses could be installed throughout the site to enhance the site's value for the species.

4.4. INVASIVE PLANT SPECIES

Himalayan balsam was identified on-site during the survey. As such, it is recommended that prior to the development, the species should be eradicated following the most current guidance set out by the Environment Agency.



5. FURTHER SURVEYS

5.1. BATS

The on-site building was assessed as having Moderate bat roosting potential. Therefore, two surveys will be required between May and September (inclusive), with at least one survey between May and August (inclusive). Surveys are to follow guidance as set out in Collins (2023).

If bats are identified roosting within the building during these surveys, an additional survey to characterise the roost and a European Protected Species Licence will be required with up-to-date surveys from the survey season prior to the application submission.

If the treeline adjacent to the west of the site cannot be maintained as a dark corridor, then one night-time bat activity walkover (NBW) per season (spring – April/May, summer – June/July/August, autumn – September/October) will be required, as set out in Collins (2023). Automated/static bat detector surveys will also be required, with data to be collected for a minimum of five consecutive nights per season (as above) in appropriate weather conditions for bats (Collins, 2023).

5.2. TABLE OF FURTHER SURVEYS

Please refer to Table 5.1 for a summary of further surveys which are required to inform a planning application.

TABLE 5.1 RECOMMENDED FURTHER SURVEYS

SURVEY TYPE	TIMESCALES
NOCTURNAL BAT SURVEYS	Two surveys on the Moderate potential building between May and September (inclusive), with at least one survey between May and August (inclusive).
BAT ACTIVITY SURVEYS (IF TREELINE ADJACENT TO WEST OF SITE CANNOT BE MAINTAINED AS DARK CORRIDOR)	One night-time bat activity walkover per season (spring – April/May, summer – June/July/August, autumn – September/October). Automated/static bat detector surveys will also be required, with data to be collected for a minimum of five consecutive per season.



6. BIODIVERSITY NET GAIN

The scheme should strive to achieve a 10% in biodiversity net gain. In line with The Environment Act 2021, this will be a mandatory requirement from January 2024. Full details of this and a calculation of net gain could be finalised after detailed landscape plans have been prepared. It is recommended that an ecologist is consulted during the design stage to ensure, where possible, biodiversity net gain can be achieved. The following habitat measures will increase the on-site biodiversity:

-  Retaining the dense scrub and scattered trees, where possible.
-  Native scrub planting.
-  Broadleaved tree planting.

A 30-year management plan should be produced to ensure biodiversity is secured on-site.



REFERENCES

- ✿ Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- ✿ Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal.
- ✿ CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.
- ✿ Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.
- ✿ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- ✿ Environment Act (2021). Chapter 3, Part 6 of the Environment Act 2021.
- ✿ Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- ✿ JNCC (2010). Handbook for Phase 1 habitat survey: A technique for environmental audit. English Field Unit, Nature Conservancy Council.
- ✿ Stace, C. A. (2019). New Flora of the British Isles. Fourth Edition. Cambridge University Press.
- ✿ Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN



- Boundary
- Area could not be surveyed
- Low bat potential tree
- Scattered trees
- Himalayan balsam
- Treeline
- Amenity grassland
- Building
- Hardstanding
- Introduced shrub
- Scrub - dense
- Scrub - scattered
- Tall ruderal

Notes

Issue: 1	Revision: 1	Date: 11/10/2023	Drawn: CE	Authorised: CK
Client: MCR Properties			Job No. 81-460	Date: 11/10/2023
			Drawing No. 001	Scale: 1:1,100 @ A4
Job title: Fairways Lodge, Prestwich			Drawing title: Phase 1 Habitat Plan	



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APPENDIX II

BAT POTENTIAL BUILDING AND TREE DESCRIPTIONS

REF.	DESCRIPTION	PHOTOGRAPH
B1	Active hotel building. Comprises brick walls and a flat roof with pitched roof sides. No evidence of bats within roof void. Multiple lifted/damaged roof tiles were present on the southern and eastern aspect. There was a damaged section of pitched roof on the south-east of the building. The western aspect of the pitched roof which overhangs the building allowed access into the roof space. There was a damaged section of flat roof on the eastern aspect. These features may provide suitable roosting areas for bats on a regular basis. The building was assessed as having Moderate bat roosting potential.	 The photographs show the interior of a roof void filled with debris, including bags of waste and insulation. The top photo shows the void from a low angle, the middle photo shows a closer view of the debris, and the bottom photo shows the exterior of the building with a red circle highlighting a damaged section of the pitched roof.



REF.	DESCRIPTION	PHOTOGRAPH
		



REF.	DESCRIPTION	PHOTOGRAPH
		
T1	A mature sycamore tree located adjacent to the pub section of the building. Several knot holes were present, and it could not be determined how deep the knot holes were. These features may offer opportunities for crevice dwellings bats on an occasional basis. T1 was assessed as having Low bat roosting potential.	



REF.	DESCRIPTION	PHOTOGRAPH
T2	Semi-mature sycamore located within the line of trees along the northern site boundary. Multiple knot holes were present, and it could not be determined how deep the knot holes were. These features may offer opportunities for crevice dwellings bats on an occasional basis. T2 was assessed as having Low bat roosting potential.	

