

EMEMP -Ecological Mitigation, Enhancement and Management Plan

Survey site: Pilsworth Industrial Estate, Unit 3, Pilsworth Way, Bury BL9 8RE

Client: Star UK PAS I Propco Limited (UK)

Date: 24/08/2026

Project:

This report is prepared to inform a planning application with **Bury Metropolitan Borough Council**. The proposal is described as: *Proposed extension to existing warehouse with external alterations to the existing building and use of the building for Class E(g) and / or Class B2 and / or Class B8 purposes with associated work.*

Planning Application Number:

68897.

Introduction

This Ecological Mitigation, Enhancement and Management Plan (EMEMP) has been prepared for the above-named client to outline measures to be implemented during 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	
The site is located at National Grid Reference SD 81525 09109 and has an area of approximately 2.3 comprising buildings, hard standing, amenity grass, poor semi-improved grassland and hedgerows. It is surrounded by roads and industrial buildings, with across of woodland and grassland further afield.	
Planning Conditions	
Condition 7	No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority. Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
Condition 8	Prior to any earthworks or vegetation clearance a reasonable avoidance measures method statement for mammals and amphibians during the site clearance and the construction phases, will be submitted to and approved in writing by the Local Planning Authority. Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 –

	Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.
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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 undertaken by Arbtech Consultancy LTD on 19th August. Habitats identified at the site include- • Amenity grassland • Sealed surfaces • Buildings • Introduced shrubs • Semi improved grassland • Scattered trees • Native hedgerows 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- The hedgerows and scattered trees provide suitable bird nesting habitat.

- **Bats**- Although larges of the surrounding landscape consists of heavily lit and disturbed industrial areas, there are areas of woodland and grassland across the landscape which will provide suitable bat foraging habitat. Further, the River Roch lies to the west of the site providing further suitable bat foraging habitat. The building on site is negligible for bat roosting habitat.
- **Reptiles**- The site provides a small area of suitable reptile habitat however there is limited connectivity to sider suitable habitats with the site being surrounded by areas of hard standing.
- **Amphibians**- There are ponds present within 500m of the site including one immediately adjacent to the southern end of the site. However, the site only provides a small area of suitable terrestrial amphibian habitat.
- **Terrestrial mammals**- The hedgerows across the site may provide suitable hedgehog habitat however there is a lack of connectivity to wider suitable habitat due to the site being surrounded by hard standing.

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:

Proposed extension to existing warehouse with external alterations to the existing building and use of the building for Class E(g) and / or Class B2 and / or Class B8 purposes with associated work.

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 on

protected/notable species and to provide ecological and biodiversity enhancement measures for the site and include a management strategy in order to achieve long-term success and improvements.

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. 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 licensed 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 LEMP 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- Construction and 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.
Ecological Protection Areas and Buffer Zones	
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	
Tree root protection areas will be identified based on the existing tree inventory. A buffer from retained trees and woodland will be established and protected throughout the duration of construction activity. No trenches or ground works will be completed within the specified buffer of any retained trees on site. Trees will be appropriately protected in accordance with BS 5837:2012 - "Trees in relation to design, demolition and construction – Recommendations". As such, it is recommended that the trees are separated from construction works by protective fencing throughout the duration of the construction phase of the development. A fencing specification is included within Figure 1 below. Appropriate signage is to be included on the fencing in order to ensure that fences are not moved after establishing. As shown in Figure 2	

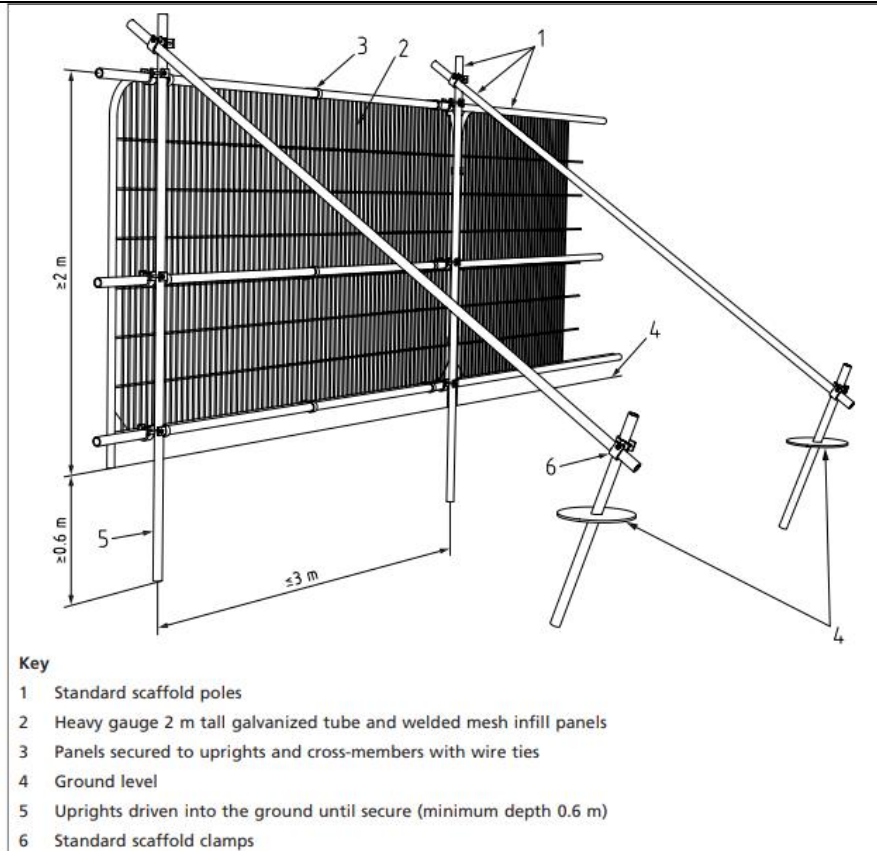


Figure 1: Default protective barrier specification (British Standards Institute 2012).



Figure 2 Appropriate signed to attached to root protection zone fencing- Source- www.Safetysignsandnotices.co.uk

Wildlife Protection – Precautionary Methods of Working-	
Herpetofauna	There are five ponds within a 500m radius of the site, three of which are within 250m. There are no GCN licence returns or pond survey data for these ponds. One of the ponds lies immediately south of the site. No ponds could be accessed to carry out HSI's due to a lack of access. There is limited suitable terrestrial habitat on site for amphibians, with most of the site consisting of hard standing and buildings, and only a small area of grassland. This suitable area of habitat is largely surrounded by areas of hard standing and therefore isolated from other areas of suitable habitat. The site is in addition suitable for reptiles, with its provision of interspersed cover and basking areas provided by the sites mosaic elements. With suitable habitats located at the southern end of the provides a small area of reptile habitat however as the area is surrounded by hard standing with limited connectivity to wider suitable habitats this will reduce the likelihood of reptiles being present.

Ecological Clerk of Works

A qualified ecologist will be present on site to act as an ecological clerk of works (EcOW) during the clearance of vegetation of value to reptiles and amphibians. The EcOW will complete a toolbox talk to contractors immediately prior to vegetation clearance works to highlight the potential presence of reptiles and amphibians and to outline indicators of their presence.

Pre Development Vegetation Clearance

Vegetation clearance works must take place outside of the typical hibernation period for reptiles and amphibians, which is typically between November and February. Reptiles and amphibians are mostly torpid during this timeframe and are thus most vulnerable to injury or death. Undertaking vegetation clearance works during their active period, typically between March and September, will allow individuals to disperse unperturbed to adjacent retained habitats.

- a) Before any development, the ground flora on the affected parts of the site will be strimmed down to 500mm, directed towards off site suitable habitat. Any reptiles that are found will be encouraged to move away of their own volition, or if in immediate danger or likely to find itself in danger, deposited in a bucket and placed by gloved hand outside of the development area in retained suitable habitat by a suitably experienced ecologist.
- b) Any spoil/log or rubble piles will be destructively searched for reptiles at the same time.
- c) Vegetation removal will be phased in two stages: with an initial cutting of all vegetation to approximately 200-300mm from ground level.
- d) This will be followed by a rest period of at least 24 hours.
- e) The second cut will be to ground level/ bare ground. Reptiles and amphibians are most likely to be present at or just below ground level; the phased technique allows any individuals present at this vegetation level to disperse. e) In addition to phasing, any cutting will be conducted systematically, towards areas of retained habitat to encourage any individual reptiles and amphibians to retreat to retained habitat unharmed and thus preventing individuals from becoming trapped in a central habitat island.
- f) The development zone will be managed thenceforth as bare ground or close mown vegetation.

A suitable systematic cutting technique is exemplified below in Figure 3.

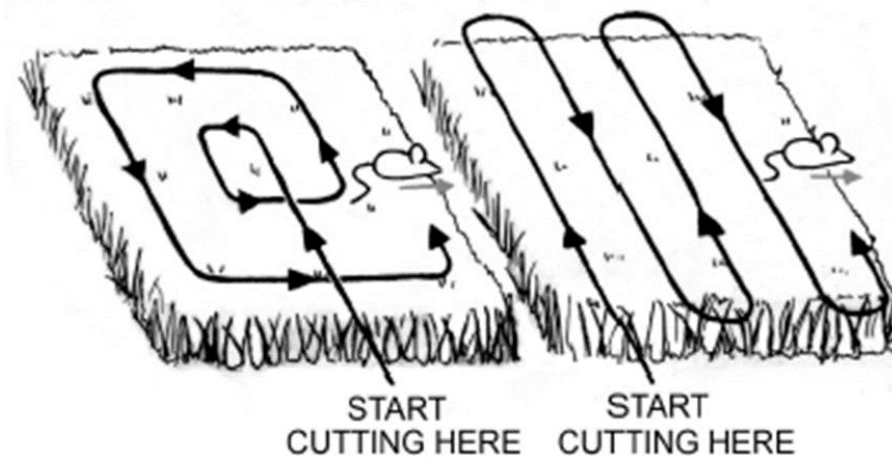


Figure 3: A schematic representation of vegetation cutting patterns as best to eliminate terrestrial opportunities for reptiles and amphibians within the construction zone.

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 the southeastern section of the site. 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.
<i>Birds</i>	The hedgerow on site provide foraging and nesting habitat for a wide range of species. Small areas of grassland and young trees are being affected, keeping other areas of the site retained for nesting birds to continue using. However works can see active nest destroyed in habitat areas to be removed, and disturbance to nesting birds in proximity and near the edges of the retained habitat areas. The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Vegetation clearance/ topsoil stripping 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 4**. 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 4- Work signage regarding nesting birds on the site. Source- www.Britishsafetysigns.co.uk
<i>Bats</i>	Bat roosts are not expected to be directly impacted by the development.
<i>Hedgehogs, badgers and other terrestrial mammals</i>	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 for fauna species**.

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
Hedgehog House	A hedgehog house will be installed within the grassland to the southeastern site boundary (Figure 5). A hedgehog house suitable for the site (or a similar alternative brand) can be found here: https://www.nhbs.com/hedgehog-house This is to be installed in a quiet area, near retained or

created shrub and hedgerows. This will be an area where it will not be regularly disturbed. Hedgehog houses can also be partially buried underneath turf to hide it greater. (Figure 6) to create a more permanent structure.



Figure 5: Hedgehog house (image credit www.nhbs.co.uk)

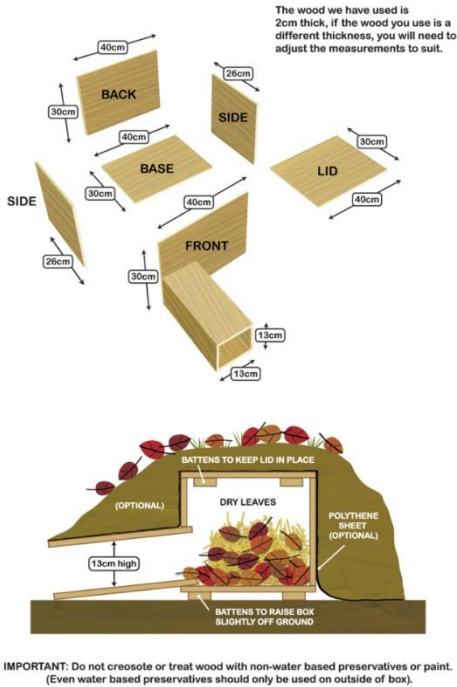


Figure 6- Permanent buried hedgehog house- source www.Britishhedgehogs.org.uk

Access points

Access will be continued to be provided for hedgehogs on the site. This will include the installation of hedgehog access points within the fencing around the site. In particular the southeastern boundary where this leads to further green space.

	Gaps in the fencing will be a minimum 15 x 15cm. A hedgehog highway plaque will be installed over these gaps to indicate the reasoning and to prevent these being accidentally being fixed or blocked off, as demonstrated in figure 7. This will also include gaps between the closed board fencing between the gardens, which will provide safe movement across the site. Location of suitable gaps are noted in the map in appendix 3. This will also provide movement access for smaller fauna such as reptiles. Deadwood and brash areas created as part of the reptile mitigation plan would also benefit hedgehogs in providing hibernation opportunities. Figure 7- Hedgehog highway plaque- Source- www.Wildcare.co.uk
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Reptile/amphibian hibernacula	Two Hibernacula will be created using natural materials such as logs, stone, vegetation arising and earth. This can be done using material from the site clearance. This will continue to provide enhanced refuge and over-wintering opportunities at the site for reptiles. Examples of two suitable designs are demonstrated in Figure 8. These can be installed within grassland areas to the southeastern corner. Hibernaculum on free-draining ground Where ground conditions allow, the hibernaculum should be incorporated into a shallow pit. This design is more likely to remain frost-free, and will be less obtrusive and thus unlikely to be subject to interference. Hibernaculum on impermeable ground Where ground conditions are impermeable, then an 'above-ground' or mounded design should be utilised in order to prevent the hibernaculum from flooding. This design should also be used if it is not possible to excavate a pit for any other reason. Figure 8- A representation of a man-made hibernaculum. Appropriate signage indicating presence or the hibernacula feature will be implemented to prevent removal, or accidental damage.
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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.

Appendix 1: Proposed Development Plan



Proposed hedgehog house
and amphibian/reptile
refugia locations.

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