
EXTENDED PHASE 1 HABITAT SURVEY

LAND OFF JAMES STREET NORTH,
RADCLIFFE, GREATER MANCHESTER

2021



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1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2021 by Mr Johnathan Hadfield to carry out an Extended Phase 1 Habitat Survey at James Street North. The site is situated to the north-west of James Street North in Radcliffe, Greater Manchester (O.S. grid reference: SD 78638 06657 – see Figure 1). The proposed development site sits between residential properties and currently comprises a section of cleared scrub and a section containing a garage and several sheds, adjoining on to a house. Metal and wooden fencing bounds the site on the other three sides and separates the two sections of the site. The site is bordered on all sides by residential developments except to the north-west where there is a band of woodland.
- 1.2 An Extended Phase 1 Habitat Survey is required to provide an overview of the habitats present within the site and to assess any potential protected species issues on the site.

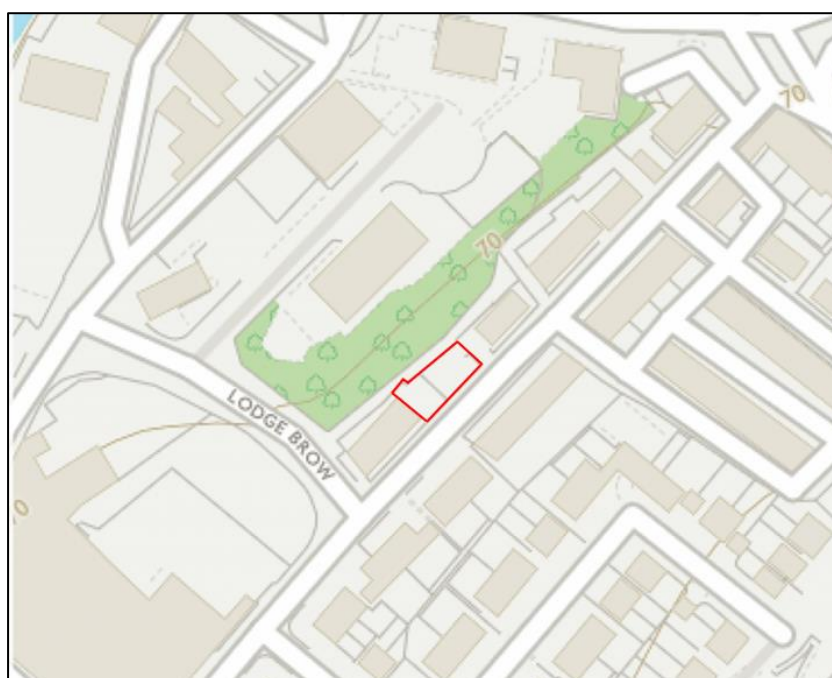


Figure 1 showing the location of the site

Description of Development

- 1.3 The site will be the subject of a planning application for a residential development.

Biodiversity in Planning

- 1.4 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.

2.0 METHODOLOGY

Extended Phase 1 Habitat Survey

- 2.1 A Phase 1 Habitat survey was undertaken to JNCC standards (JNCC, 2010). The site was walked, and each habitat was assigned a Phase 1 habitat category. Species lists were taken at locations of botanical interest. All botanical nomenclature follows Stace, 2019. A Phase 1 map was produced showing habitat boundaries.
- 2.2 During the Extended Phase 1 survey, the habitats were assessed for their potential to support protected species. This included, for example, looking for signs of Badger activity (e.g. setts, paths, latrines and hairs on fences), assessing any waterbodies on site or near the site for their potential to support Great Crested Newt.
- 2.3 The site was also surveyed for invasive, non-native plant species such as Japanese Knotweed and Giant Hogweed.

Personnel and Seasonal Timing

- 2.4 Kate Reed (Senior Ecologist) carried out the Extended Phase 1 Habitat Survey of the north-eastern section of the site on 10th March 2021 and of the south-western section on the 2nd December 2021. Kate holds over six years of experience in conducting habitat and protected species surveys and is fully trained. March and December are sub-optimal times of the year for botanical work, however, due to the habitats present on site thorough assessments could be undertaken. Protected species assessments can be undertaken at any time of year. The weather at the time of both surveys was dry and bright.

Survey Constraints

- 2.5 The site was fully accessible. There were no constraints to the surveys.



3.0 EXTENDED PHASE 1 HABITAT SURVEY

Description of Habitats

- 3.1 The Phase 1 Habitat Map can be found at the back of the report. The habitats on the proposed development site are described below.

Bare Ground/Continuous Scrub Mosaic

- 3.2 The north-eastern section of the site is covered by an area of cleared scrub (see photographs 1 and 2). Species include Bramble *Rubus fruticosus* agg., Ivy *Hedera helix*, Willow *Salix* sp., Box *Buxus sempervirens*, Pendulous Sedge *Carex pendula*, Broad-leaved Dock *Rumex obtusifolius*, Wood Avens *Geum urbanum* and Ferns. An area of hardstanding occurs in the north of the site which has become overgrown with the scrub species.



Photograph 1 showing the site looking north

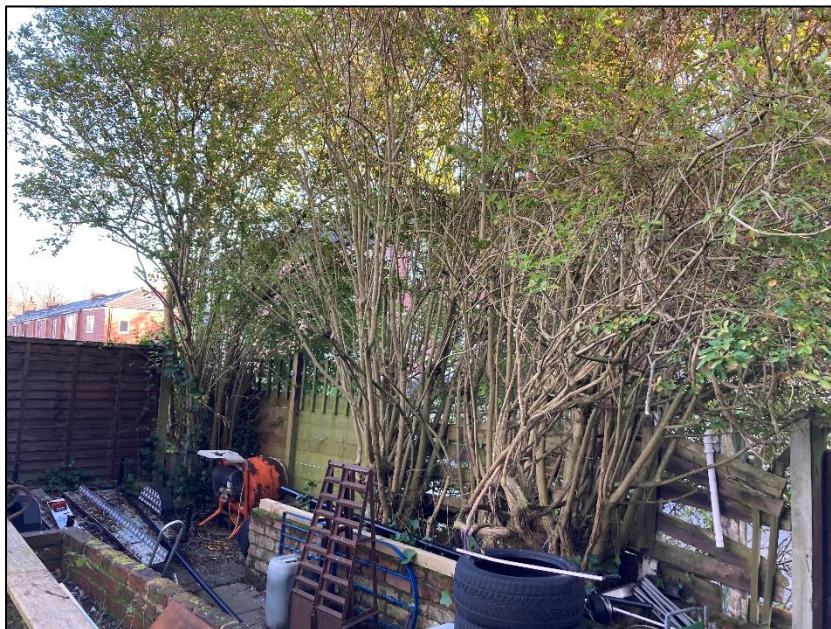


Photograph 2 showing the site looking south-east



Scattered Trees

- 3.3 The south-eastern boundary supports three small three Garden Privet *Ligustrum ovalifolium* trees (see Photograph 3). A small amount of Ivy *Hedera helix* and Honeysuckle *Lonicera periclymenum* are growing on the Privet trees and the fence.



Photograph 3 showing the small trees on site

Amenity Grassland

- 3.4 Amenity Grassland is present on the site this is species poor and managed with mowing (see Photograph 4). Grassland species within the grassland include Perennial Rye-grass *Lolium perenne*, Yorkshire Fog *Holcus lanatus*, Annual Meadow Grass *Poa annua* and Red Fescue *Festuca rubra*. Other species within the grassland include White Clover *Trifolium repens*, Daisy *Bellis perennis*, Ivy *Hedera helix*, Bramble *Rubus fruticosus* agg., Dandelion *Taraxacum officinale* agg. and Pendulous Sedge *Carex pendula*





Photograph 4 showing the amenity grassland

Bare Ground

- 3.5 A section of paved ground extends from the wall of the house at the south-western end of the site and forms strips between the sheds (see Photograph 5). This has been mapped as bare ground.



Photograph 5 showing the paved ground

Building/structure

- 3.6 A garage and four sheds are present on the site.

PROTECTED SPECIES

Great Crested Newt

- 3.7 Great Crested Newt *Triturus cristatus* is a European Protected Species under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit) and the species is fully protected under the Wildlife and Countryside Act 1981 (as amended).
- 3.8 No waterbodies exist on the site or within 250m of the site. The site supports limited suitable Great Crested Newt terrestrial habitat within the scrub and spoil on site which provide cover and foraging opportunities for Great Crested Newts.

Bats

- 3.9 All bat species are European Protected Species. This is implemented in the UK through the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit). Bats are also protected under The Wildlife and Countryside Act 1981 (as amended).
- 3.10 The garage and sheds on site were not accessed internally but assessed externally for potential to support a bat roost.
- 3.11 The garage is a single storey structure constructed from breezeblocks with double fronted wooden garage doors and a sloped corrugated metal roof (see Photograph 6). It is attached to the adjoining building. There are some minimal gaps at the top of the door and between the wooden bargeboards and the tops of the walls however these are not considered to offer roosting opportunities or access to the internal space as they are shallow and small gaps.



Photograph 6 showing the garage

- 3.12 The Sheds are constructed from wood with pitched roofs covered with roofing felt or flat roofs covered with corrugated metal (see Photograph 7). The sheds are all in

excellent condition, well-sealed and constructed from materials of poor thermal capacity the sheds are not considered to offer any potential roosting opportunities for bats.



Photograph 7 showing the sheds

- 3.13 The trees on site are young and do not support any potential roosting features. The woodland bordering the site to the north-west provide suitable foraging habitat for bats, it is therefore possible that bats forage on the edge of the site.

Badger

- 3.14 Badgers *Meles meles* are protected under the Protection of Badgers Act 1992 and The Wildlife and Countryside Act 1981 (as amended). These Acts, for example, make it illegal to disturb a Badger whilst it is in a sett, to kill, injure or take a Badger and to obstruct the entrance to a Badger sett.
- 3.15 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity such as latrines or snuffle holes was located on site.

Nesting Birds

- 3.16 All bird species are protected at their nest under the Wildlife and Countryside Act 1981 (as amended).
- 3.17 The scattered trees on the site offer suitable habitat for nesting birds.

INVASIVE SPECIES

- 3.18 No invasive, non-native plant species as listed on Schedule 9 Part II (plants) of The Wildlife and Countryside Act 1981 (as amended) occur on the site.

PROTECTED SITES

- 3.19 No statutory protected sites lie on the site or immediately adjacent to the site boundary. Five statutory protected sites are located within 3km of the site:
- Chapelfield Local Nature Reserve (LNR) lies 0.1km south-east of site.
 - Ashclough Site of Special Scientific Interest (SSSI) which lies 2.2km west of the site.
 - Clifton Country Park LNR which lies 2.5km south-west of the site.
 - Philip's Park LNR which lies 2.6km south-east of the site.
 - Mere Clough LNR which lies 2.9km south-east of the site.
- 3.20 The site itself lies within an SSSI Impact Risk Zone which lists certain types of development that may negatively impact on designated sites nearby. For the location of the site, residential development is not listed as a concern.
- 3.21 No non-statutory protected sites exist on or adjacent to the site. Three non-statutory protected sites are located within 1km of the site:
- Reservoirs at Chapelfield Site of Biological Importance (SBI) which lies 525m to the south-east of the site.
 - Sailor's Brow & Springwater Park SBI which lies 635m to the east of the site.
 - North Manchester, Bolton & Bury Canal (East) SBI which to the north of the site and lies 885m away at the closest point.



4.0 ASSESSMENT

Habitats

- 4.1 The Phase 1 Habitats present on the site are common throughout the UK. No nationally rare or locally rare plant species were located during the Extended Phase 1 Habitat Survey.
- 4.2 The site offers limited ecological value. The site supports bare ground and sparse scrub/small trees and a small area of amenity grassland. These habitats offer little cover for wildlife and a limited source of nectar and pollen for invertebrates.

Development Context

- 4.3 The proposed development will involve the clearance of the whole site for the construction of four terrace houses. Given the low ecological value of the habitats to be lost and the low-impact nature of the development, no specific habitat mitigation is considered necessary.

PROTECTED SPECIES

Great Crested Newt

- 4.4 No ponds exist on the site or within 250m of the site boundary. The site support limited suitable terrestrial habitat. However, given the lack of breeding habitat in the locality and the urban location of the site, no further survey work is required, and Great Crested Newt is not considered to be a constraint on development at this time.

Bats

- 4.5 The garage will be retained as a part of the proposed plans however the sheds and trees on site will be lost as part of the proposed development. The garage and sheds on site are in good material condition and are well-sealed. The trees are young and do not support potential roosting features. The garage, sheds and trees on site are all considered to offer negligible potential to support a bat roost. The woodland adjacent to the site offers suitable bat foraging and commuting habitat and it is recommended any artificial lighting is directed away from the trees. No further bat survey work is considered necessary.

Badger

- 4.6 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity was located. Badgers are not considered to be a constraint on development.

Nesting Birds

- 4.7 The site supports suitable nesting habitats for birds within the young trees. Nesting birds can be mitigated for by allowing no works to potential nesting habitats to be carried out within the bird nesting season (which is generally March – August) unless a nesting bird survey is undertaken first.

PROTECTED SITES

- 4.8 No statutory or non-statutory protected sites lie within the proposed development site or immediately adjacent. Five statutory protected sites lie within 3km of the site boundary. The nearest statutory protected site, Chapelfield LNR, lies 100m to the south-east of the site. The nearest non-statutory protected site, Reservoirs at Chapelfield lies 525m to the south-east of the site. Two other non-statutory protected sites occur within 1km of the site boundary. At these distances, and the urban location of the site with barrier habitats between the surrounding sites and the proposed development site, there is expected to be no deleterious impact on the protected sites from the development.
- 4.9 The site lies within an SSSI Impact Risk Zone. The proposed development type is not listed as a concern to designated sites. There is expected to be no deleterious impact on statutory protected sites in the locality from the development.

5.0 RECOMMENDATIONS

Summary of Findings

- 5.1 Protected species are a material consideration when a planning authority is considering a planning application. The presence of protected species, the effect of the proposed development and suitable mitigation, if required, must be established before planning permission can be granted. Following the findings from the Extended Phase 1 Habitat Survey, no further surveys are required. But if the plans change, the following survey may be required:

- **Nesting Birds** - If any work to the woodland, hedgerows or trees needs to be carried out within the bird nesting season (which is generally March to August), then a nesting bird survey will be required immediately prior to work commencing.

Habitat Enhancement

- 5.2 The following measures could be implemented to enhance the biodiversity value of the site:

- Where planting is proposed, this should include the provision of native and non-native flowering perennial, annual and shrub species, to provide a pollen and nectar source for invertebrates.
- Bird boxes and/or bat boxes could be erected where possible.

6.0 REFERENCES

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APPENDIX A PHASE 1 HABITAT MAP

