



Preliminary Ecological Appraisal Report

Manchester Maccabi Community and Sports Club, Bolton

Reference: 81-667-R2-2

Date: March 2024



PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Manchester Maccabi Community and Sports Club
Bolton

Prepared for:
Pure Padel Clubs Ltd

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EXECUTIVE SUMMARY

Site Address	Manchester Maccabi Community and Sports Club. Bury Old Rd, Prestwich, Manchester M25 0EG
Coordinates	E 382700, N 402931
Site Area	Approximately 2 ha
Current Site Use and Adjacent Site Use	The site comprised a community centre with associated astroturf and grass playing fields, parking and access roads. Deciduous woodland is present north and south of the site. The site is within a predominantly residential area.
Designated Sites	The site is located within 1 km of one statutory designated site. Kersal Moor Local Nature Reserve (LNR) is located approximately 1 km southwest of the site. It received its designation due to its mosaic of grassland and scattered trees. Given the distance of the site from the LNR, the small scale of the development and the anthropogenic barriers between the site and LNR, it is anticipated that there will be no impacts on the designated site. The site is also located within the impact risk zone of Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Conservation Area (SAC), which is located approximately 6.3 km east of the site. Rochdale Canal SSSI and SAC is located approximately 7.3 km northeast of the site. Consultation with MAGIC Mapping identified that the proposed development does not meet the requirements that would justify further consultation with Natural England for the development to proceed. Given the distance of the site from the SSSI and SAC, the urban built up nature of the land separating the site, and lack of hydrological connectivity from the site, it is anticipated that there will be no impacts on the designated site. One Site of Biological Importance (SBI) is located within 1 km of boundary. Lakeside Woodland in Heaton Park is located approximately 920 m northeast of the site. Given the distance from the site and SBI and the small scale of development on site, it is anticipated that there will be no impacts on the SBI. Furthermore, as the development is non-residential, an increase in visitors to the SBI, LNR, SSSI and SAC is not anticipated.
Survey Results	The site was found to comprise developed land, modified grassland, deciduous woodland, bramble scrub, introduced shrub, broadleaved woodland and scattered trees. The site was found to have the following potential ecological constraints: ✿ Opportunities for common amphibians within the scrub and woodland habitats. ✿ Moderate commuting and foraging potential for bats along the scrub and broadleaved woodland on site. ✿ Potential presence of badgers within the local area and suitable foraging and sett-building opportunities on site. ✿ Potential presence of hedgehogs within the scrub and woodland habitats.



	✿ Opportunities for nesting birds within the scrub, woodland and scattered trees. ✿ Potential presence of reptiles within the scrub and woodland. ✿ An invasive species, rhododendron, was identified on site during the survey.
Conclusions	The following mitigation is recommended: ✿ Common amphibians are to be removed by hand from the working area during the clearance phase. ✿ The lighting design should ensure sensitive habitats including the woodland and scrub habitats on site are maintained as dark areas during and post-construction. ✿ Updated badger walkover prior to start of works. ✿ Precautionary Working Methods for badger. ✿ Vegetation should be retained where possible. Where vegetation requires removal, it should be checked for the presence of hedgehog prior to removal. If any vegetation is too dense to be fully inspected, it should be strimmed to 50 cm and checked for hedgehog before being cleared to ground level. If trees are removed, their bases should be checked, prior to removal, for sheltering hedgehogs. It is recommended that any clearance takes place outside of December-March to avoid impacting hibernating hedgehogs. ✿ Vegetation should be retained where possible. If any vegetation requires removal, it should be removed outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 24 hrs before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged. ✿ Precautionary Working Methods for reptiles. ✿ Eradication of invasive species prior to start of works commencing on site. A 10% gain in biodiversity will be required on-site. If this cannot be achieved on-site, a conservation offset payment, or off-site compensation will be required.



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1. INTRODUCTION

1.1. BACKGROUND

E3P were commissioned by Pure Padel Clubs Ltd to undertake a Preliminary Ecological Appraisal at Manchester Maccabi Community and Sports Club, Bolton, hereafter referred to as “the site”.

This report has been prepared by Phoebe Parry BSc (Hons), Graduate Ecologist at E3P. Phoebe holds a qualifying CIEEM membership and has experience undertaking Preliminary Ecological Appraisals, protected species surveys and ecological mitigation for a wide variety of projects across the UK.

1.2. PROPOSED DEVELOPMENT

Development proposals comprise the construction of padel tennis courts within the grassland on site and additional car parking which encroaches onto the southern woodland parcel. It is anticipated that the building will not be affected by the proposed works.

1.3. SITE LOCATION

The site is located in Prestwich, north Manchester within a predominantly residential area. Bury Old Road defines the site’s western boundary. Playing fields are present on the western site boundary while residential development surrounds the remainder of the site. Heaton Park is present approximately 180 m north of the site. An active tram line is located approximately 600 m northeast of the site which culverts under Heaton Park. 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 February 2024.
- ✳ Aerial mapping and ordinance survey maps.
- ✳ Local data records provided by Greater Manchester Local Record Centre (GMLRC), received 9th February 2024.

A 1 km search area was utilised for the data search, with this being deemed an appropriate distance for the zone of influence of the site. The 1 km data search was selected due to the size of the site as well as the ecological value of the land surrounding the site which is predominantly urban.

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. 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 Phoebe Parry and Ciara Bass on 12th February 2024. Ciara holds a qualifying CIEEM membership, a Level 3 Field Identification Skills Certificate (FISC) and has experience undertaking Preliminary Ecological Appraisals, protected species surveys and ecological mitigation for a wide variety of projects across the UK. The weather was cold, still and cloudy.

The walkover survey was undertaken to the standard methodology as detailed by the UK Habitat Classification Version 2.0 (UKHab, 2023). 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 (please refer to Appendix I). The mapping is based on the UK Habitat Classification Version 2.0 (UKHab, 2023).

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

The Preliminary Roost Assessment (PRA) was undertaken by Phoebe Parry and Ciara Bass on 12th February 2024.

The survey involved undertaking a systematic search of the trees and structures, 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, 4th Edition (Collins, 2023)*.

The structures and trees were categorised for their bat roosting potential as described in Table 2.1 and Table 2.2, respectively, in accordance with Collins (2023).

TABLE 2.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF STRUCTURES

CATEGORY	DESCRIPTION
NONE	No habitat features likely to be used by any roosting bats at any time of the year.
NEGLIGIBLE	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
LOW	Structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.



CATEGORY	DESCRIPTION
MODERATE	Structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
HIGH	Structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g., maternity or classic cool/stable hibernation site.

TABLE 2.2 BAT ROOSTING POTENTIAL CLASSIFICATION OF TREES

CATEGORY	DESCRIPTION
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

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 February, which is an appropriate time of the year to undertake a survey. However, as a result of seasonal vegetation die back, it is possible that some species of flora may have been missed or misidentified, including some invasive/non-native species. However, due to the limited diversity of vegetation and habitats present on site, this is not considered to be a significant constraint.

A survey of the areas within 30 m of the site boundary to search for field signs of badger was not possible, due to the presence of private gardens in which access was not possible. In addition, areas of woodland could not be assessed due to dense vegetation. As such, some features may have been missed. In addition, internal access to the building on site was not possible; however, the building will be unaffected in line with the proposed development.

These constraints have been taken into consideration during the assessment.



3. SURVEY RESULTS

3.1. SITE CONTEXT

The site predominantly comprised modified grassland playing fields, hardstanding and buildings anticipated to provide minimal ecological value. However, there is Deciduous Woodland Biodiversity Action Plan (BAP) Priority Habitat present on site which is anticipated to provide foraging and commuting value for local wildlife, including birds and terrestrial mammals, such as bats, badgers, and hedgehogs (*Erinaceus europaeus*).

Numerous other areas of Deciduous Woodland BAP Priority Habitat are located within 1 km of the site on all aspects. The closest of which is located 60 m north of the site. Heaton Park is located 180 m north of the site and also contains Deciduous woodland and Woodpasture and Parkland BAP Priority Habitat. These woodland habitats are anticipated to support a wide range of flora and fauna including specialist species of invertebrates, fungi, and birds. Heaton Park Boating Lake is located approximately 670 m northeast of the site which is anticipated to provide foraging and commuting opportunities for a variety of local fauna, including those that specialise feeding along aquatic habitats such as Daubenton's bat (*Myotis daubentonii*) and waterfowl. The habitats on site have good connectivity to the range of habitats across Heaton Park.

An allotment is located 380 m south of the site which provides a valuable habitat mosaic and commuting corridor connecting to the adjacent woodland. However, the allotment is separated from the site by urban development which limits its ecological connectivity to the site.

An area of Open Mosaic Habitat is located approximately 950 m east of the site. Such habitat comprises brownfield land that, due to previous disturbance and modification, supports a notable diversity of habitats within close proximity. As such, it is anticipated to provide valuable habitat for a variety of fauna, including rich assemblages of invertebrates. However, this area of open mosaic habitat lacks connectivity to the site, due to its distance from the site as well as the presence of anthropogenic barriers such as residential developments and main roads.

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

3.2. DESIGNATED SITES

The site is located within 1 km of one statutory designated site Kersal Moor Local Nature Reserve (LNR) is located approximately 1 km southwest of the site. It received its designation due to its mosaic of grassland and scattered trees. Given the distance of the site from the LNR, the small scale of the development and the anthropogenic barriers between the site and LNR, it is anticipated that there will be no impacts on the designated site.

The site is also located within the impact risk zone of Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Conservation Area (SAC), which is located approximately 6.3 km east of the site. Rochdale Canal SSSI and SAC is located approximately 7.3 km northeast of the site. It received its designation for its habitats of submerged aquatic plants and emergent vegetation. In particular, its population of floating water-plantain (*Jurionium natans*) was the primary reason for its designation as an SAC. Consultation with MAGIC Mapping identified that the proposed development does not meet the requirements that would justify further consultation with Natural England for the development to proceed. Given the distance of the site from the SSSI and SAC, the urban built up nature of the land separating the site, and lack of hydrological connectivity from the site, it is anticipated that there will be no impacts on the designated site.



One Site of Biological Importance (SBI) is located within 1 km of the site boundary. Lakeside Woodland in Heaton Park is located approximately 920 m northeast of the site. It is designated for its oak/birch dominated woodland with adjacent area of neutral grassland. A number of streams run through the woodland and there are associated areas of flush. Given the distance and residential development and the small scale of development on site, it is anticipated that there will be no impacts on the SBI. Furthermore, as the development is non-residential, an increase in visitors to the SBI, LNR, SSSI and SAC is not anticipated.

3.3. HABITATS

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

3.3.1. BUILDINGS (U1B5)

One building was present on site (B1), utilised as a community and sports centre.

A detailed assessment and photographs of this building are outlined in Appendix II.

PLATE 1 SHOWING BUILDING



3.3.2. MODIFIED GRASSLAND (G4)

Much of the site comprised species-poor modified grassland which appeared to be maintained at a short length due to its recreational usage. Species present included creeping buttercup (*Ranunculus repens*), dandelion (*Taraxacum officinale* agg.), perennial ryegrass (*Lolium perenne*), and common daisy (*Bellis perennis*).

A small stretch of grassland was present bordering the woodland to the north of the site. This area of grassland contained a greater species diversity and a varied sward height. Species included perennial rye grass, soft rush (*Juncus effusus*), willowherb species (*Epilobium* spp), red fescue (*Festuca rubra*), cleavers (*Galium aparine*), creeping buttercup, dandelion and ragwort (*Jacobaea vulgaris*).



PLATE 2 SHOWING MODIFIED GRASSLAND (SPECIES POOR)



PLATE 3 SHOWING MODIFIED GRASSLAND (DIVERSE)



3.3.3. DEVELOPED LAND; SEALED SURFACE (U1B)

Developed land is present throughout the site in the form of tarmac roads, pathways, car parking, hardstanding and astroturf playing fields. The astroturf playing fields were well-sealed and no vegetation was present.



PLATE 4 SHOWING DEVELOPED LAND



3.3.4. BRAMBLE SCRUB (H3D)

Small areas of bramble (*Rubus fruticosus* agg.) scrub were present in the along the southern site boundary and in the north of the site adjacent to the woodland parcels.

PLATE 5 SHOWING BRAMBLE SCRUB



3.3.5. LOWLAND MIXED DECIDUOUS WOODLAND (W1F)

Two areas of lowland mixed deciduous woodland were located along the southern and northern site boundaries. Species present within the woodland comprised pedunculate oak (*Quercus robur*), holly (*Ilex*



aquifolium), silver birch (*Betulus pendula*), willow species (*Salix spp*), elder (*Sambucus nigra*), beech (*Fagus sylvatica*), sycamore (*Acer pseudoplatanus*), and horse chestnut (*Aesculus hippocastanum*). Ground flora present included willowherb species (*Epilobium sp.*), bramble, and ivy (*Hedera helix*). *Rhododendron* (*Rhododendron ponticum*) was frequent in both parcels.

PLATE 6 SHOWING DECIDUOUS WOODLAND



3.3.6. OTHER BROADLEAVED WOODLAND (W1G)

A small area of broadleaved woodland was present adjacent to the building within an area of grassland. Species included sycamore, holly, and bramble.

PLATE 7 SHOWING BROADLEAVED WOODLAND



3.3.7. INTRODUCED SHRUB (U847)

Introduced shrub was present adjacent to the community centre. Species included Spanish dagger (*Yucca gloriosa*), Japanese sedge (*Carex morrowii*), and Mexican orange (*Choisya ternata*).

PLATE 8 SHOWING INTRODUCED SHRUB



3.3.8. SCATTERED TREES (W32)

Scattered pedunculate oak trees and silver birch were present bordering the scrub and woodland in the south of the site.

PLATE 9 SHOWING SCATTERED TREES



3.4. PROTECTED AND NOTABLE SPECIES

3.4.1. AMPHIBIANS

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

Consultation with MAGIC did not identify any records great crested newt European Protected Species Licences within the 1 km search area. The closest licence was located approximately 3 km west of the site, 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). No waterbodies were located within 250 m of the site boundary. As such, the presence of great crested newt can be reasonably discounted from being present on site.

No records of common amphibians were identified within the search area. Due to the lack of waterbodies within the site, the site does not offer suitable habitat for breeding common amphibians. However, the woodland and scrub present on site provide suitable shelter and protection for the species group within their terrestrial phase. As such, common amphibians are anticipated to be present on site.

3.4.2. BATS

Consultation with GMRLC identified numerous records of bat species within the 1 km search area including common pipistrelle (*Pipistrellus pipistrellus*), pipistrelle species (*Pipistrellus sp.*) and unidentified bat species. The closest of these were located approximately 360 m north-east of the site and comprised pipistrelle species and common pipistrelle.

Consultation with MAGIC Mapping did not identify any records of Natural England Bat Mitigation Licence within the 1 km search area. The closest was located approximately 1.6 km northeast of the site, active between 2014 and 2015 for the destruction of a common pipistrelle's non-breeding roost and destruction of a breeding roost.

A building (B1) was present within the site boundary which was assessed as having a Negligible bat roost potential. All trees that could be accessed were assessed for their suitability to support roosting bats, as detailed in Collins (2023), and one tree (T1) was found to have the potential to support a low number of bat species on an occasional basis (PRF-I) as it presented with a potential roost feature. Many of the trees within the woodland parcels were covered in ivy which could conceal potential roosting features. A detailed assessment and photographs of the tree and building are outlined in Appendix II.

Much of the site comprised modified grassland and hardstanding which is not anticipated to form high-value habitat for local bat species. However, the scrub, woodland and scattered trees on site are likely to attract some invertebrate prey and in turn provide valuable foraging opportunities for the species group. In addition, the site has good connectivity to nearby Heaton Park which provides valuable foraging and commuting habitats. As such, the site is assessed as having Moderate foraging and commuting value for bats.

3.4.3. BADGER

Consultation with GMRLC identified records of badger within the 1 km search area.



No badger setts were located on-site or within 30 m of the site boundary where access was possible. The modified grassland, woodland and scrub may offer some foraging opportunities for the species in addition to habitats in the wider area. The woodland may also provide sett-building opportunities. As such, badgers may utilise the site.

3.4.4. OTHER TERRESTRIAL MAMMALS

Numerous records of European hedgehog were located within the 1 km search area, the closest of which was located approximately 310 m east of the site within a residential area. The site was assessed as providing suitable refuge and foraging habitat for hedgehogs within the scrub and woodland understory. These habitats may also offer suitable hibernation opportunities for the species.

3.4.5. OTTER AND WATER VOLE

Consultation with GMRLC did not identify any record of otter or water vole within 1 km of the site boundary.

No watercourses are present within or adjacent to the site boundary. The closest watercourse comprises the River Irk, located approximately 1 km east of the site at its closest point. Due to a lack of suitable aquatic habitat for otter and water vole within and adjacent to the site, both species have been ruled out of further assessment.

3.4.6. BREEDING BIRDS

Consultation with GMRLC identified numerous records of notable birds within the search area, including grey heron (*Ardea cinerea*), starling (*Sturnus vulgaris*), lesser redpoll (*Acanthis cabaret*), house sparrow (*Passer domesticus*), dunnock (*Prunella modularis*), bullfinch (*Pyrrhula pyrrhula*), song thrush (*Turdus philomelos*).

Common bird species are anticipated to be present within the scrub, woodland, scattered trees and the building on site. The site is assessed as having limited value for ground nesting birds due the short sward length of the grassland on site, which does not provide suitable cover from predators. Additionally, the broadleaved woodland on site could support perching predators, further reducing the site's suitability for ground-nesting birds.

3.4.7. REPTILES

Consultation with GMRLC did not identify any records of reptiles within the search area.

The site is not anticipated to support large numbers of reptiles due to the large expanse of modified grassland and hardstanding, and as such comprises poor quality habitat for the species group. However, scrub and woodland on site may provide some shelter for reptiles. As such, they may be present on site in small numbers.

3.4.8. NOTABLE INVERTEBRATES

The data search identified records of notable invertebrate species within the search area, including white-letter hairstreak (*Satyrrium w-album*).



Notable invertebrates are unlikely to be present within the woodland on site due the lack of deadwood habitat. The remaining habitats on site are also not anticipated to support notable invertebrates due to their lack of floristic diversity. As such, notable invertebrates are not anticipated to be present on site.

3.5. INVASIVE PLANT SPECIES

Consultation with GMRLC did not identify any records of invasive non-native species within the search area.

During the survey, rhododendron (*Rhododendron ponticum*) was abundant within all the woodland parcels on site.



4. ECOLOGICAL CONSTRAINTS AND MITIGATION

4.1. DEVELOPMENT PROPOSALS

Development proposals comprise the construction of padel ball courts within the modified grassland habitat and additional car parking which may encroach into the woodland.

4.2. HABITATS

The site comprised habitats that were found to be widespread within the local area; however, they did contain value for wildlife such as bats, birds, badger, hedgehog, reptiles, and common amphibians. The modified grassland and developed land are of the lowest value for wildlife, with scrub and broadleaved and deciduous woodland comprising the areas of the highest value.

4.2.1. WOODLAND, SCRUB AND SCATTERED TREES

It is recommended that, where possible, the broadleaved and deciduous woodland, scrub and scattered trees are retained and protected throughout development. If any trees require removal, they should be replaced as soon as practicable. Any replacement planting should endeavour to be on the same aspect as that to be lost.

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 (*Sorbus aucuparia*).
-  Holly.
-  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. AMPHIBIANS

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

4.3.2. BATS

The woodland and scrub habitats on site were found to provide foraging and commuting value for local bat species. As such, it is recommended that these habitats are retained and protected throughout the development and any lighting during, and post construction is appropriately placed to avoid being directed at any retained habitats. In line with the current proposals, a small area of the southern parcel of woodland is anticipated to be removed for additional car parking. Considering the large area of woodland, which is to be retained on site, the impact of the vegetation clearance is anticipated to be minimal. As such further bat activity survey are not deemed necessary.

To reduce the potential lighting impacts for bats, the following recommendations are advised for the lighting strategy:

- ✿ Lighting should be pre-fixed on any proposed structures to ensure impacts on sensitive areas such as the woodland parcels and scrub are diminished.
- ✿ The woodland parcels and scrub should be maintained as dark corridors. Therefore, lighting adjacent to these features should be avoided where possible.
- ✿ Warm white tones are preferable to blue toned lights (3000k).
- ✿ LED lights are preferable as they produce minimal UV.
- ✿ To avoid light spill skyward, ensure lights face downward.
- ✿ Make use of vegetation to block light spill into dark areas.

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 Light at Night” (2023) to minimise disturbance and sky-glow off site.

One tree (T1) within the woodland was determined to support low numbers of bats (PRF-I). It is recommended that this tree is retained and protected as part of the proposed development, it is understood this will be the case. However, if the tree is deemed for removal, it should be soft felled under the supervision of an ecologist. If any potential roost feature cannot be fully inspected on the ground, the tree is to be left overnight, with the roost feature facing upwards, to allow any bats to escape before being chipped the next day.

Some trees within the woodland parcels were dense with ivy. This could conceal potential bat roost features. If any of these trees require removal, then the ivy should be stripped and checked for any roost features beneath. If any features are identified, the tree should be cut into sections and lowered to the ground, avoiding the potential roosting features. The tree should then be inspected on the ground for the presence of bats. If the features cannot be fully inspected, the tree should be left overnight, with the feature facing upwards, to allow any bats within the tree to escape prior to chipping the following day.



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 post-construction to enhance the site for the species group.

4.3.3. BADGERS

No badger setts were located on-site during the survey, though the habitats on 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 within the southern woodland parcel as it is within 30 m of the proposed works. Should additional woodland habitats be affected by the proposed development then an updated walkover will also be required for these areas.

If 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 the 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.
- ✿ If the woodland is too dense to be fully inspected for signs of badger during the updated walkover, vegetation clearance will be undertaken in stages under the supervision of an ecologist to check for any potential badger setts.
- ✿ 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 battered at a 45-degree angle, or ramps will be installed, to allow the escape should animals become trapped. Alternatively, excavations will be covered overnight.
- ✿ 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.

4.3.4. HEDGEHOGS

The site was assessed as providing suitable refuge, foraging and hibernation opportunities for hedgehogs within the scrub and woodland habitats. These habitats should be retained where possible. Where vegetation requires removal, it should be checked for the presence of hedgehog prior to removal. If any vegetation is too dense to be fully inspected, it should be trimmed to 50 cm and checked for hedgehogs before being cleared to ground level. If trees are removed, their bases should be checked, prior to removal, for sheltering hedgehogs. It is recommended that any clearance takes place outside of December-March to avoid impacting hibernating hedgehogs.



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

4.3.5. BREEDING BIRDS

The site was assessed as having value for common bird species within the scrub, woodland, scattered trees and building. These habitats should be retained where possible.

If any vegetation requires removal, it should be carried out outside of nesting bird season. Breeding bird season occurs between March–September (inclusive). If this is not possible a suitably qualified ecologist should inspect the area no more than 24 hours prior to the removal. 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 suitable stand off and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

Post-development, bird boxes could be installed throughout the development to enhance the site's value for the species group.

4.3.6. REPTILES

The site was assessed as having potential for a small number of reptiles, within the scrub and woodland. As such, these habitats should be retained where possible. However, if they require clearance, it is recommended that the following Precautionary Working Methods are followed:

- ✳ All site contractors are to be inducted as to the potential presence of the species group, their legal responsibilities and working limits, by a suitably qualified experienced ecologist.
- ✳ Any scrub to be removed will be checked by an ecologist for the presence of reptiles, and once deemed free, the area will be turfed with a toothed bucket. If any scrub is too dense to be inspected, it will be strimmed to a length of approximately 150 mm under the supervision of the ecologist.
- ✳ During works the site should be kept tidy of debris and material, and any vegetation within the working areas should be maintained below 50 mm in height to discourage amphibians or reptiles from re-entering these areas.
- ✳ If a reptile is identified, works should cease, and the project ecologist contacted immediately to capture the individual.

4.4. INVAISVE PLANT SPECIES

Rhododendron was identified on site during the survey within the woodland habitats. It is recommended, prior to the development, that this is eradicated following the most current guidance set out by the Environment Agency by a qualified contractor.



5. FURTHER SURVEYS

No further surveys are required to inform a planning application.



6. BIODIVERSITY NET GAIN

The scheme should achieve a 10% in Biodiversity Net Gain and satisfy the trading rules. In line with The Environment Act 2021, this is a mandatory requirement. 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, that biodiversity net gain can be achieved. The following habitat measures will increase the on-site biodiversity:

-  Retaining and enhancing the scrub and woodland habitats.
-  Native scrub planting
-  Native tree planting
-  Wildflower meadow creation

Habitat measures should be provided within areas of open space or designated wildlife zones. A 30-year management plan should be produced to ensure biodiversity is secured on-site.



7. REFERENCES

- ✦ Bat Conservation Trust (2023). Bats and Artificial Lighting at Night Guidance Note 8
- ✦ 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.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- ✦ Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- ✦ Natural England Joint Publication JP029 (2019). The Biodiversity Metric 2.0. Auditing and Accounting for Biodiversity, User Guide, Beta Version.
- ✦ Stace, C. A. (2019). New Flora of the British Isles. Fourth Edition. Cambridge University Press.
- ✦ UKHab (2023) UK Habitat Classification Version 2.0
- ✦ Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

END OF REPORT



APPENDIX I

UKHAB HABITAT PLAN



Key:

- Site Boundary
- Scattered Tree (w32)
- Bramble scrub (h3d)
- Developed land; sealed surface (u1b)
- Introduced shrub (u847)
- Lowland mixed deciduous woodland (w1f)
- Modified grassland (g4)
- Other woodland; broadleaved (w1g)
- Buildings (u1b5)
- Rhododendron
- Area of Proposed Works

Notes

Rhododendron is abundant throughout all the woodland habitats.

Issue: 1	Revision: 1	Date: Feb 2024	Drawn: PP	Authorised: CK
Client: Pure Padel Clubs Ltd			Job No. 81-667	Date: Feb 2023
			Drawing No. 81-667-001	Scale: 1:100 @a4
Job title: Manchester Maccabi Community and Sport Club, Bolton			Drawing title: UKHab Habitat Plan	



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APPENDIX II BAT POTENTIAL DESCRIPTIONS

REFERENCE	DESCRIPTION	PHOTOGRAPHS
B1 (Community Centre)	The community centre (B1) is located in the north of the site. The building is a two-storey rectangular building with a small single storey gable-roofed entrance way. It is used as a community and sports centre. The walls on all aspects were made from brick. The hip roof was made from slate tiles. Externally, the brickwork was in good condition. The roof was also well-sealed and in good condition on all aspects. There were no gaps in the soffit. No small crevices suitable for roosting bats were found. The underside of the eaves of the building could potentially support nesting birds. B1 was assessed as having a No bat roost potential.	



REFERENCE	DESCRIPTION	PHOTOGRAPHS
TREE 1 (T1)	T1 comprised a mature horse chestnut tree located in the west of the site within deciduous woodland. T1 featured a knot hole on the eastern aspect of the tree 3 m above the ground which leads up into the tree branch. This feature could support a small number of crevice-dwelling bat species on an occasional basis due to the small size of the cavity in the branch. T1 was assessed as having a Low bat roosting potential (I-PRF).	

