

Former Peel Health Centre

Preliminary Ecological Appraisal Report

Bury College

May 2020



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This document has 26 pages including the cover.

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Summary

Report purpose	The aims of this report are to: • Identify key ecological constraints to the development; • Identify if additional ecological surveys are required to inform an ecological impact assessment; and • Identify avoidance, mitigation, compensation and enhancement measures.
Proposed Scheme	The Proposed Scheme is the demolition of the former Peel Health Centre building in Bury, Greater Manchester by Bury College who own the site.
Desk studies and field surveys	The ecological information presented here was obtained during a desk study undertaken on 13th May 2020 and an ecological walkover survey undertaken on 30th April 2020.
Ecological features	The Site is a former health centre building that comprises a disused building with associated hardstanding (pavements and a car park) and areas of planting, including ornamental shrubs, grass verge and scattered trees. It is considered that the Site has the potential to support nesting birds and roosting bats and that the Proposed Scheme, therefore, has the potential to impact these ecological features. The Proposed Scheme also has the potential to cause the spread of invasive non-native plant species (cotoneaster species), which are present on the Site.
Avoidance, mitigation and compensation measures	Avoidance, mitigation and compensation measures have been recommended in Section 4 of this report. It is recommended that a nesting bird check is undertaken prior to any vegetation clearance or demolition, if these works are to be carried out during the breeding season (typically March to August, inclusive). As non-native invasive plant species (cotoneaster sp.) have been identified on the Site, it is recommended that a specialist contractor is contacted for advice on how to eradicate this plant from the Site and prevent its spread. As the former health centre building has the potential to support roosting bats, further surveys have been recommended (below) and the results will inform mitigation measures relating to bats.
Recommendations for further survey	As the building is considered to have moderate potential for roosting bats, further surveys are recommended to determine presence/ absence. Further recommendations for avoidance, mitigation and compensation measures relating to roosting bats will be provided once this additional information has been gathered.

Report Validity

In the event of scope or programme changes or if works do not commence within 12 months of the date of this report then updates to the surveys may be required to ensure the validity of the data, as per CIEEM guidance¹.

¹ CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys

1. Introduction

Terms of Reference

- 1.1. Atkins Limited was commissioned by Bury College to undertake a preliminary ecological appraisal (PEA) in connection with the proposed demolition of the former Peel Health Centre building (hereafter referred to as the Proposed Scheme). The Proposed Scheme is in Bury, Greater Manchester, as shown on Figure ATK-ECO-5197372-DWG-001 in [Appendix A](#) (hereafter referred to as the Site).
- 1.2. This report has been undertaken with reference to current good practice² and provides an initial appraisal of any likely ecological constraints upon designated sites, protected species and other features of ecological interest.
- 1.3. Following the principles of the mitigation hierarchy and British Standard (BS) 42020:2013³, this report also identifies the need for measures to avoid, mitigate or compensate for damage and disturbance to habitats and species. Opportunities to provide biodiversity enhancements in accordance with local, regional and national biodiversity planning strategies are also identified where relevant. Furthermore, it identifies recommendations for further ecological surveys that may be required to establish the presence or likely absence of ecological features within and adjoining the Proposed Scheme.
- 1.4. This report is intended to inform design development, site layout and/ or site investigations. In addition, it provides the indicative scope for further ecological surveys and/ or ecological impact assessment required in connection with a planning application or to contribute to an Environmental Impact Assessment.

The Site

- 1.5. The Site is located at Ordnance Survey National Grid Reference (OS NGR) SD 80575 10432 in Bury, Greater Manchester. The Site is approximately 0.2 hectares in size and comprises a disused health centre building, known as the Peel Health Centre, along with associated areas of hardstanding and planting located adjacent to the building. The Site lies at the intersection of Angouleme Way (A58) and Market Street, with Trinity Street located directly to the south.
- 1.6. The Site is located within an urban area that predominantly comprises car parks, buildings associated with Bury College, retail buildings and areas of residential housing. There are some areas of greenspace to the south, including a Site of Biological Interest (SBI), parkland and sports fields (with football pitches and a running track).

The Proposed Scheme

- 1.7. The Proposed Scheme involves the demolition of the disused Peel Health Centre building. It is understood that in the future, there are plans to replace this with a new two-storey building which will be part of the Bury College campus on Market Street, Bury. However, this PEA only covers the proposed demolition of the building and does not cover any subsequent development work on the Site.

Scope of the Assessment

- 1.8. This report presents ecological information obtained during the following:
 - A desk-study undertaken on 13th May 2020; and
 - A walkover survey of accessible land within and adjacent to the Site on 30th April 2020.
- 1.9. The walkover survey and identification of potential ecological constraints was based on the condition of the Site and its immediate surrounds encountered at the time of survey, and information about the Proposed Scheme available at the time. If information on the Proposed Scheme should change, the Site may need to be re-visited to establish if there are any further ecological constraints arising from changes to the design.

² CIEEM (2017) Guidelines for preliminary ecological appraisal. 2nd Edition.

³ British Standard (2013) BS 42020:2013 Biodiversity - code of practice for planning and development

2. Methods

Desk Study

- 2.1. The geographical area for obtaining ecological data through desk studies has been determined using best practice guidance (as detailed in 2.9 and professional judgement). Baseline data has been gathered from a range of sources through data requests and using online resources, as outlined below. This included data gathering in relation to statutory and non-statutory designated sites and protected and priority species⁴. The study areas used for the data gathering are detailed in Table 2-1. The desk study was undertaken on 13th May 2020. For species records collected, only those within 10 years of the data collection date have been considered within the assessment.
- 2.2. The following online resources were accessed:
- Multi-Agency Geographic Information for the Countryside (MAGIC) website⁵; and
 - The Woodland Trust Ancient Tree Inventory website (ati.woodlandtrust.org.uk).
- 2.3. Ordnance Survey maps and the Grid Reference Finder website (<https://gridreferencefinder.com/>) were used to identify the presence of water bodies within 500 m of the Site boundary, in order to establish if the land within and immediately surrounding the Site could be used as terrestrial habitat for great crested newts. This species typically uses suitable terrestrial habitat up to 500 m from a breeding pond⁶. However, there is a notable decrease in great crested newt abundance beyond a distance of 250 m from a breeding pond⁷.
- 2.4. The Greater Manchester Local Record Centre (GMLRC) was contacted to request records of protected and priority species and habitats and details of non-statutory designated sites.

Table 2-1 - Data search areas

Data Type	Search area – distance from Proposed Scheme boundary
Statutory designated sites	2 km
Non-statutory designated sites	1 km
Ancient woodland	1 km
Priority habitats (including veteran trees)	1 km
Priority species (including bats)	2 km

- 2.5. A review of national and local planning policy relevant to the Proposed Scheme was undertaken as part of the data gathering. The following policy documents were subject to review:
- Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework⁸;
 - Adopted Bury Unitary Development Plan⁹;
 - Bury Council Supplementary Planning Guidance: Wildlife Links and Corridors (SPG 2)¹⁰; and
 - Bury Local Plan¹¹.

Field Surveys

- 2.6. The geographical area for undertaking ecological field surveys has been determined using the current survey guidance (as detailed in section 2.9, professional judgement and the zones of influence, which have been determined based on likely effects arising from the Proposed Scheme.

⁴ These are defined in CIEEM (2017) Guidelines for Preliminary Ecological Appraisal 2nd Edition

⁵ <https://magic.defra.gov.uk/>

⁶ English Nature (2004). Great Crested Newt Mitigation Licences

⁷ English Nature (2004). An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt (ENRR576) <http://publications.naturalengland.org.uk/publication/134002>

⁸ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁹ <https://www.bury.gov.uk/CHttpHandler.ashx?id=1480&p=0>

¹⁰ <https://www.bury.gov.uk/CHttpHandler.ashx?id=2232&p=0>

¹¹ <https://www.bury.gov.uk/CHttpHandler.ashx?id=18678&p=0>

Surveyor Competencies

- 2.7. All the surveys were led by surveyors who have been assessed to be at least of capable experience following the Chartered Institute of Ecology and Environmental Management (CIEEM) competency framework¹².

Extended Phase 1 Habitat Survey

- 2.8. An ecological walkover survey of areas within and adjacent to the Site, including land up to 50 m from the Site boundary where access was allowed (the Survey Area), was undertaken on 30th April 2020 using the extended Phase 1 habitat survey methodology¹³ as guidance. The walkover survey recorded information on the habitats within the Survey Area and also included a search for evidence of the presence of, and the potential of each habitat to support, protected and priority species as recommended by CIEEM¹⁴. Vascular plant names recorded during this survey follows Stace¹⁵.
- 2.9. This survey method comprised mapping habitats present according to the JNCC Phase 1 habitat survey methodology¹³, with target notes (TN) used to record specific details on the plant species composition of the habitats, current management and quality. TNs were also used to record features of ecological importance (e.g. ponds, complex habitat mosaics). In addition, the survey comprised assessing the suitability of the habitats present for, and recording any activity of the following species (in line with current guidance):
- amphibians (terrestrial and aquatic habitats), including an assessment of aquatic habitat for its suitability to support great crested newts using the Habitat Suitability Index (HSI) assessment¹⁶;
 - bats¹⁷;
 - badger;
 - breeding and wintering birds;
 - hazel dormouse¹⁸;
 - reptiles¹⁹;
 - priority invertebrates²⁰; and
 - other priority species (e.g. hedgehog).
- 2.10. Evidence of the presence of the following invasive species was recorded where seen:
- Evidence of animal species as listed on the Invasive Alien Species (Enforcement and Permitting) Order 2019 e.g. muntjac deer and grey squirrel; and
 - Evidence of the presence of the following invasive species: Japanese knotweed, giant knotweed, hybrid knotweed, giant hogweed, Himalayan balsam, rhododendron, New Zealand pigmy weed, Virginia creeper, variegated yellow archangel, and cotoneaster. These are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and subject to strict legal control.

Limitations

- 2.11. This section identifies any limitations to the surveys or assessment and provides an explanation as to the effect of these on the appraisal.
- 2.12. The former Peel Health Centre building could not be accessed internally during the site visit due to the potential presence of asbestos and so the building could not be checked internally for evidence of roosting bats. However, this is not considered to be a significant limitation to the assessment of the buildings potential to support roosting bats as a ground-level inspection was undertaken of the building and it was determined from this that the building has the potential to support roosting bats, with emergence/ re-entry surveys recommended prior to demolition to determine of bat roost

¹² <https://www.cieem.net/competency-framework>

¹³ Joint Nature Conservation Committee (2010) Handbook for Phase 1 habitat survey - a technique for environmental audit.

¹⁴ CIEEM (2017) Guidelines for preliminary ecological appraisal. 2nd Edition.

¹⁵ Stace (2019) New Flora of the British Isles 4th edition.

¹⁶ Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000) Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*) Herpetological Journal 10 (4), 143-155 (2000).

¹⁷ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London

¹⁸ English Nature (2006). The Dormouse Conservation Handbook (2nd edition).

¹⁹ Froglife (1999) Reptile Survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation. Froglife advice sheet 10

²⁰ As relevant to the location, identified through the desk study

presence/ absence. In addition to this, it is understood that internal access will likely be possible following planned asbestos removal works and so recommendations have been made for an internal inspection to take place following this.

- 2.13. The search for water bodies within 500 m of the Site was undertaken by using Ordnance Survey plans and aerial photographs only. These sources may not show all ponds and or water bodies within 500 m of the Site boundary and therefore some water bodies may not have been identified.
- 2.14. The list of invasive plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats, including aquatic habitats. The extended Phase 1 habitat survey checked for the presence of Japanese knotweed, giant knotweed, hybrid knotweed, giant hogweed, Himalayan balsam, rhododendron, Virginia creeper, variegated yellow archangel, and cotoneaster species. Other invasive species may not have been recorded.
- 2.15. The desk study reviewed the Woodland Trust Trusts Veteran Trees inventory. This provides records of veteran trees but is not an exhaustive list and other veteran trees may be present in the area. The walkover survey aimed to identify such features and as such this is not considered a constraint.
- 2.16. GMLRC records are not exhaustive, and the absence of records does not demonstrate the absence of species.
- 2.17. Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The ecological surveys undertaken to support this PEA have not therefore produced a complete list of plants and animals and the absence of evidence of any particular species should not be taken as conclusive proof that the species is not present or that it will not be present in the future. The above limitations have been addressed through taking a precautionary approach within the appraisal.

3. Results

Statutory and Non-statutory Designated Sites

- 3.1. Table 3-1 details the statutory and non-statutory designated sites for nature conservation identified through the desk study. One statutory designated site (a Local Nature Reserve) was identified and one non-statutory designated site (a Site of Biological Importance).

Table 3-1 - Statutory and non-statutory designated sites for nature conservation within 2 km²¹ (statutory) and 1 km (non-statutory) of the Site

Site name	Designation	Approximate Location of designated site ²²	Features of interest ²³
Townside	Site of Biological Importance (SBI)	60 m south	The site supports areas of swamp and marsh associated with a drained pond together with trees, scrub and neutral grassland. Since the site was first surveyed it has lost its open water habitat. Surveys in 2012 found an exceptional population of smooth newt. A high level of bat activity over the wetland east of Market Street has been recorded. The site supports the UK Biodiversity Priority Species; song thrush and dunnock. Orange tip, green-veined white, meadow brown butterfly and burnet moth have been recorded.
Chesham Woods	Local Nature Reserve (LNR)	1.8 km east	There are six small woods in this reserve, three are semi-natural and the rest are part of the semi-ornamental ground of demolished large houses. Dry stone walls are an important feature of the site. The main habitats include broad leaved semi-natural woodland, broad leaved semi-natural plantation, scrub, improved grassland, amenity grassland, neutral grassland and an orchard.

- 3.2. Although Townside SBI lies in relatively close proximity to the Site, it is considered reasonably unlikely that the Proposed Scheme would have an impact on this non-statutory designated site for nature conservation. There is limited connectivity between the two areas, with a large hardstanding car park and buildings lying between them. It is considered that standard pollution prevention measures, following the GPPs²⁴ and CIRIA guidance²⁵, would sufficiently minimise any risk of dust or water pollution and these should be followed throughout the demolition works.

²¹ This is the zone of influence for designated sites.

²² Where designated sites are situated outside of the Site boundary, the distance and direction is given to the closest point that the designated site is from the Site.

²³ including qualifying features of internationally designated sites and reasons for designation for SSSIs

²⁴ Guidance for Pollution Prevention (GPPs). GPPs provide environmental good practice guidance for the whole UK. <https://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-pgps-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

²⁵ The CIRIA documents are a series of publications developed by the Construction Industry Research and Information Association. Each document is targeted at a particular type of business or activity and covers environmental good practice to minimise pollution.

- 3.3. Due to the distance of Chesham Woods LNR from the Site, the lack of connectivity and the size and nature of the Proposed Scheme, it is considered highly unlikely that the Proposed Scheme would have a significant impact on this statutory designated site for nature conservation.

Ancient woodland and veteran trees

- 3.4. There were no records of ancient woodland or veteran trees identified during the desk study.

Priority habitats

- 3.5. There were two priority habitats identified within 1 km of the Site during the desk study:
- Deciduous woodland, located approximately 400 m south of the Site; and
 - Open mosaic habitats on previously developed land, located approximately 470 m east of the Site.
- 3.6. Due to the distance of these priority habitats from the Site and the lack of obvious connectivity between them, it is considered reasonably unlikely that the Proposed Scheme would have an impact on these habitats.
- 3.7. Townside SBI, which lies approximately 60 m south of the Site, is known to support areas of swamp and marsh, which are described on the SBI citation as being Greater Manchester Biodiversity Priority Habitats²⁶. Although these habitats lie close to the Site, there is limited connectivity between the Site and these habitats, with a large hardstanding car park and further buildings lying between them. Due to this, along with the nature of the Proposed Scheme, it is considered highly unlikely that the Proposed Scheme would have an impact on these habitats if standard pollution prevention measures are followed.

Habitats within the survey area

- 3.8. The Site comprises the former Peel Health Centre building, along with associated hardstanding and areas of planting.
- 3.9. The former Peel Health Centre is a detached rectangular building with a flat-roof, which comprises distinct sections of differing heights. The roof of the building was not accessible during the survey, although images taken during asbestos surveys of the building, during which the roof could be accessed, appear to show a flat bitumen roof. The sides of the building are largely brick wall, with areas of cladding around the upper levels, including areas clad with timber panels with a pebbledash coating and other areas clad with small mosaic-style tiles. The windows were boarded with metal panels at the time of the survey. Around the eaves of the building, some areas support fascia boards that appear to be relatively tight against the building, and other areas support soffit boxes with overlapping fascia boards.
- 3.10. Areas of hardstanding are present within the Site, including the pavement around the perimeter of the former Peel Health Centre building and the disused car park located on the eastern side of the Site.
- 3.11. A vegetated border runs around the perimeter of the Peel Health Centre building. This supports planted ornamental shrubs such as berberis and cotoneaster species and does not appear to be managed as it also supports scrub, such as areas of bramble and saplings (including willow and sycamore), and other self-seeded species such as nettle, ragwort, cleavers and grasses. Areas of semi-improved grassland verge, uncut at the time of the survey, lie to the north, south and west of the building and support species such as Yorkshire fog, perennial ryegrass, meadow foxtail, red fescue, ribwort plantain, dandelion, ragwort, cat's-ear, ribwort plantain and wood avens. Scattered planted cherry trees are located within these areas of grassland verge. There are also further small stands of scattered trees and scrub around the perimeter of the car park, which is located on the eastern side of the building, including immature elder, berberis, cherry, willow, sycamore and silver birch.
- 3.12. Table 3-2 lists all of the habitats present within the zone of influence. The table also provides details of the area²⁷ of each habitat within the Survey Area and the proportion of the Site this makes up. Habitats are mapped on the extended Phase 1 habitat survey plan (Figure ATK-ECO-5197372-DWG-002 in [Appendix B](#)). Target notes are provided in [Appendix B](#).

²⁶ <http://www.wildaboutmanchester.info/www/images/stories/pdfs/mbs.pdf>

²⁷ Measurements were calculated in QGIS

Table 3-2 - Habitat types within the Survey Area

Habitat Type	Location of habitat	Area of habitat/ distance of linear feature		Annex 1 habitat Yes/ No	Priority habitat Yes/ No
		Ha/M	% of Site		
Building	Former Peel Health Centre building located in centre of Site	802 m ²	34%	No	No
Hardstanding	Pavement around perimeter of building and disused car park located on the eastern side of the Site	823 m ²	35%	No	No
Scattered trees	Various locations around the Site	N/A	N/A	No	No
Poor semi-improved grassland	Grassland verge located within the Site to the north, west and south of the building.	548 m ²	23%	No	No
Introduced shrub	Introduced shrubs border the building on all sides	183 m ²	8%	No	No

Protected and Priority Species

- 3.13. Evidence of protected and priority species, or habitats with the potential to support protected and priority species are indicated on the extended Phase 1 habitat survey map (Figure ATK-ECO-5197372-DWG-002 in [Appendix B](#)), with specific features highlighted by TNs on the map. TN descriptions are provided in [Appendix B](#). Details of legislation relating to protected species is provided in [Appendix C](#).

Amphibians

- 3.14. GMLRC did not provide any recent records of great crested newt within 2 km of the Site. A number of common toad records were provided, with the most recent record dating from 2017. The closest record of common toad is from a location approximately 1.6 km south west of the Site, in the Elton Reservoir area.
- 3.15. There are no waterbodies within 500 m of the Site. On OS mapping, there was a large waterbody identified approximately 100 m south of the Site (within Townside SBI). However, during the site survey this area was visited and the waterbody was found to have been drained. It is considered

likely that this waterbody is now permanently dry and is unlikely to hold significant levels of water at any time during the year.

- 3.16. There are no waterbodies present on the Site itself and the Site is also considered to be largely unsuitable as terrestrial habitat for these species as it comprises a building, with surrounding hardstanding and small, isolated stands of ornamental vegetation and grassland verge. It is located within an urban area with no obvious connectivity to suitable terrestrial amphibian habitat.
- 3.17. As no suitable habitat for great crested newts, or other amphibians, has been recorded within or adjacent to the Site, these species are not discussed further within this report as it is not considered to pose a constraint to the Proposed Scheme.

Bats

- 3.18. GMLRC provided 30 bat roost records within 2 km of the Site, including common pipistrelle roosts and roosts of unidentified pipistrelle species. The closest of these is a roost record located approximately 860 m north of the Site and dating from 2014. This is a common pipistrelle maternity roost situated within a building. Further records of general bat activity were also provided, including records of common pipistrelle, soprano pipistrelle, Daubenton's bat, whiskered/ Brandt's, noctule, brown long-eared and Nathusius' pipistrelle, with many common pipistrelle activity records located adjacent to the Site.
- 3.19. The former Peel Health Centre building is considered to have moderate potential to support roosting bats as it supports a number of potential roosts sites. These potential roost sites are largely external and are most likely to support crevice dwelling bats that regularly use buildings in urban environments, such as common and soprano pipistrelle. Potential roosting sites identified during the survey included the soffit boxes around the eaves of the building (TN4), areas of which contained holes that could make the internal soffit box space accessible to bats and areas of damaged cladding (TN3), which have created accessible gaps into the fascia boards.
- 3.20. The scattered cherry trees around the building are not considered to have potential to support roosting bats as no obvious features, such as cracks and crevices, were identified during the survey. One tree amongst those located around the perimeter of the car park, a silver birch on the northern side of the car park, is considered to have low potential for roosting bats (TN6). This is due to the relatively dense ivy cover on the trunk of the tree, which could be hiding potential roosting features from view.
- 3.21. It is considered that the Site itself has low suitability as commuting and foraging habitat due to the small size of the Site, lack of significant areas of vegetation and relative isolation; lacking in habitat connectivity to other areas of off-site vegetation. It is likely to be used by low numbers of common bat species for foraging, but considered to be of low value, with more suitable foraging habitat located in the wider area, including the vegetated parkland to the south. It is therefore considered unlikely that commuting and foraging bats will pose a constraint to the Proposed Scheme.
- 3.22. As suitable roosting habitat for bats has been recorded within the Site bats may pose a constraint to the Proposed Scheme and recommendations are provided below.

Badger

- 3.23. GMLRC provided one badger record, a record of a dead individual, that dates from 2013 located approximately 1.7 km south in an area of farmland.
- 3.24. The Site is considered to be unsuitable for badger as it is in an urban area and supports a building with surrounding hardstanding and scattered, isolated areas of ornamental planting and grassland verge. There were no signs of badger identified during the survey and no habitat suitable for sett creation was identified on the Site. Due to the urban location of the Site, and the fact it is bordered by roads on three sides, it is also considered unlikely that badger commute through the Site or forage in the area.
- 3.25. As no suitable badger habitat has been identified within or adjacent to the Site, this species is not discussed further within this report as it is not considered to pose a constraint to the Proposed Scheme.

Birds

- 3.26. GMLRC returned records of a number of bird species, including black redstart, little ringed plover, peregrine falcon (all Schedule 1 species). There are also records of priority bird species, including

records of song thrush and dunnock that are close to the Site, approximately 60 m north of the Site, with the records of other species over 300 m from the Site.

- 3.27. During the survey visit, it was noted that a pair of blue tits were nesting in a soffit box on the eastern side of the building (TN4). Although no further nests were identified, it is considered that the building supports a variety of features that nesting birds could utilise. There is also the potential for the stands of vegetation on the Site, including the scattered trees and shrubs, to support nesting birds during the breeding season (typically March to August, inclusive).
- 3.28. As suitable nesting habitat for birds has been recorded within the study area these species may pose a constraint to the Proposed Scheme and recommendations are provided below.

Reptiles

- 3.29. GMLRC did not provide any records of reptile species within 2 km of the Site.
- 3.30. The habitats within and directly adjacent to the Site are considered to be largely unsuitable for reptiles as the Site is located within an urban area and supports a building and areas of hardstanding, with some small, isolated areas of ornamental planting and grassland verge. The Site has no apparent connectivity with areas of suitable reptile habitat, with roads bordering three sides of the Site and further buildings on the other side.
- 3.31. As no suitable habitat for reptiles has been recorded within or adjacent to the Site, reptiles are not discussed further within this report as they are not considered to pose a constraint to the Proposed Scheme.

Priority Invertebrates

- 3.32. GMLRC provided records of small heath butterfly, wall butterfly and cinnabar moth, which are all priority species. All of these records are located over 1 km from the Site.
- 3.33. It is considered unlikely that the Site supports significant populations of terrestrial invertebrate species or is an important site for priority invertebrates as the Site is dominated by a building and hardstanding and there are only small, isolated areas of vegetation (largely ornamental shrubs or grassland verge) present, with limited connectivity to further areas of vegetation due to the urban environment in which the Site is located.
- 3.34. As no suitable habitat for priority invertebrates has been recorded within the Site, they are not discussed further within this report as they are not considered to pose a constraint to the Proposed Scheme.

Otter and water vole

- 3.35. GMLRC provided two records of otter within 2 km of the Site. These records are both from within or alongside the River Irwell, located approximately 900 m west of the Site, and date from 2014. GMLRC did not provide any records of water vole.
- 3.36. There are no watercourses within the Site and the closest watercourse (the River Roch) is approximately 900 m from the Site. The Site is in an urban area with no obvious connectivity to this watercourse or others in the wider landscape.
- 3.37. As the Site and adjacent areas provides no suitable habitat for otter or water vole, these species are not discussed further within this report as they are not considered to pose a constraint to the Proposed Scheme.

Invasive Non-native Species

- 3.38. GMLRC did not provide any records of invasive non-native plant species within 2 km of the Site.
- 3.39. Stands of planted cotoneaster, of various species, are located in the vegetated border around the building (TN2). All species of cotoneaster are listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales. As invasive non-native plant species have been recorded within the Site these species may pose a constraint to the Proposed Scheme and recommendations are provided below.

4. Constraints and Recommendations

Roosting bats

- 4.1. As the former Peel Health Centre building is considered to have moderate potential for roosting bats, two emergence/ re-entry surveys are required, as per the standard BCT guidance²⁸. These surveys would involve a dusk survey to observe for bats emerging from roosting sites and a dawn survey to observe for bats entering roosting sites. These surveys can be carried out in suitable weather conditions between May and September, with at least one survey taking place between May and August. It is also recommended that a licensed ecologist carries out an internal check of the building once the asbestos hazard has been removed, to check for signs of bat presence within the building.
- 4.2. If at any point during these surveys, bats are observed emerging/ entering the building or evidence of bat presence (such as droppings) is identified, it will likely be necessary to carry out a third survey, either an emergence or re-entry, to gather further information for roost characterisation.
- 4.3. If the surveys find that there are bats using the building for roosting, then a European Protected Species (EPS) licence will need to be obtained from Natural England (NE) prior to the demolition works taking place. Suitable mitigation measures will be drawn up as part of this and will take into account factors such as roost type and the species present. This will also include provisions for suitable compensatory roosting habitat to replace that being lost.
- 4.4. If the recommended surveys find that roosting bats are not present within the building, then it is recommended that the works still proceed under a Precautionary Method of Working (PMW) for roosting bats. Measures included in the PMW may include a licensed ecologist checking accessible features using a torch and an endoscope immediately prior to demolition and certain aspects of the work being undertaken with a licensed ecologist present to provide advice. If a bat or suspected evidence of bat presence is found at any time during the works, then all works in the area should cease and an ecologist should be contacted immediately for advice on how to proceed.
- 4.5. If the ivy-covered silver birch tree with low bat potential (located on the northern side of the car park) is to be felled or pruned as part of the Proposed Scheme, it is recommended that this is done under a PMW, which should follow a soft-felling approach. Soft felling typically involves a suitably experienced tree surgeon felling the tree in sections, which are carefully lowered to the ground and left on the ground overnight, with any potential roosting features facing upwards to allow any bats present to safely vacate the tree.
- 4.6. To prevent disturbance to potential bat roosts in the wider area, it is recommended that night-time working (taken to be 30 minutes prior to sunset to 30 minutes after sunrise) is avoided or kept to a minimum, where possible, and that any artificial lighting that may be required during the works is directed away from adjacent buildings, which may support bat roosts that would be sensitive to direct illumination.

Nesting birds

- 4.7. The former Peel Health Centre building, along with the scattered trees, shrubs and scrub around the Site, have the potential to support nesting birds during the breeding season (typically considered to be March to August). If vegetation clearance works and the demolition of the building are to be undertaken during this time period, then there is the potential for active bird nests to be damaged or destroyed during these activities.
- 4.8. It is recommended that the demolition works avoid the bird breeding season (typically March to August, inclusive), where possible. If the demolition of the building is to be undertaken during the bird breeding season then an internal and external inspection of the building for active birds' nests will be required prior to demolition taking place. As above, this nesting bird check should be undertaken by a suitably experienced ecologist no more than 24 hours prior to potentially destructive activities taking place. If any active nests are identified during the survey, they should be left in situ for their entire nesting period and alternative approaches to the work proposed. This may include leaving an exclusion zone around the nest to avoid disturbance and will be decided by the ecologist on a case-by-case basis.

²⁸ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London

- 4.9. It is recommended that the scattered trees and other stands of vegetation are retained and protected from damage, where possible. If vegetation clearance is to be carried out during the bird breeding season (typically March to August, inclusive) then an inspection of the vegetation for active birds' nests will be required prior to this activity taking place. This nesting bird check should be undertaken by a suitably experienced ecologist no more than 24 hours prior to the vegetation clearance taking place. If any active nests are identified during the survey, they should be left in situ for their entire nesting period and alternative approaches to the work proposed. This may include leaving an exclusion zone around the nest to avoid disturbance and will be decided by the ecologist on a case-by-case basis.

Invasive non-native plant species

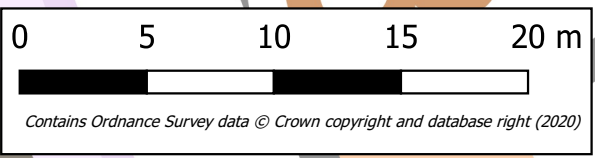
- 4.10. Stands of cotoneaster, a Schedule 9 invasive non-native plant species, have been identified on the Site. Any vegetation removal or demolition works could result in the spread of cotoneaster. It is therefore recommended that a specialist contractor is contacted for advice on the safe removal of the plant from the Site prior to the Proposed Scheme works taking place.

Appendices

Appendix A. Site Location Plan

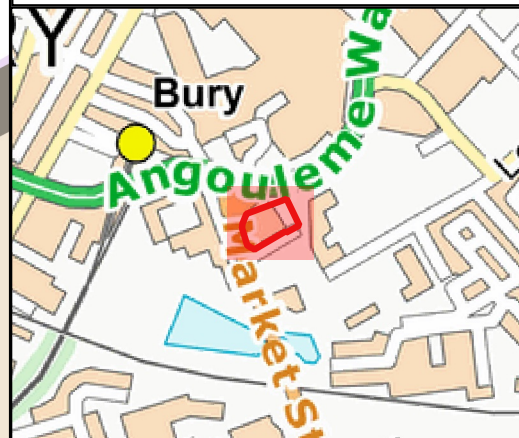


B6218
B6218
B6218



Legend

 Red Line Boundary



Atkins Limited ©
Chadwick House
Birchwood Park
Warrington
England
WA3 6AE

Project: Former Peel Hill Health Centre

Client: Bury College

Title: Site Location Plan

Drawing number: ATK-ECO-5197372-DWG-001

Original scale 1:500

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Drawn: JS	Checked: PW	Reviewed: AW	Approved: AG
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Date: May 2020	Date: May 2020	Date: May 2020	Date: May 2020
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Appendix B. Extended Phase 1 Habitat Survey Plan and Target Notes

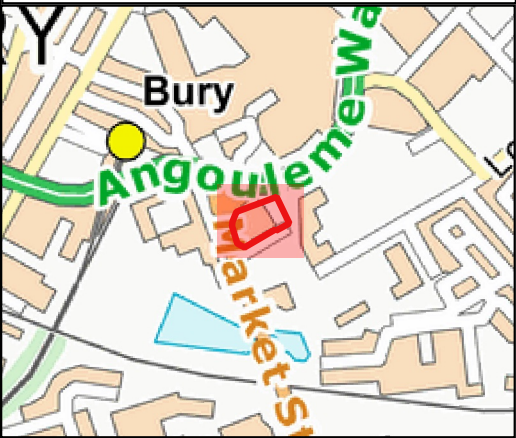


0 5 10 15 20 m

Contains Ordnance Survey data © Crown copyright and database right (2020)

Legend

- Tree
- Target Note
- Introduced shrub
- Buildings
- Hard Standing
- Poor Semi-improved Grassland
- Red Line Boundary



Atkins Limited ©
Chadwick House
Birchwood Park
Warrington
England
WA3 6AE

Project: Former Peel Hill Health Centre

Client: Bury College

Title: Extended Phase 1 Habitat Survey Plan

Drawing number: ATK-ECO-5197372-DWG-002

Original scale 1:500

PAGE 1/1

Drawn: JS	Checked: PW	Reviewed: AW	Approved: AG
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Date: May 2020	Date: May 2020	Date: May 2020	Date: May 2020
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Target Notes

Table B-1 – Summary of Target Notes

Target note	Description	Photograph
1	Scattered cherry trees on the northern side of the Former Peel Health Centre building, growing on a semi-improved grassland verge.	
2	Planted ornamental shrubs around the perimeter of the building. This vegetated border also supports self-seeded species, including saplings and scrub.	
3	Area of missing and damaged cladding, which has created an accessible gap beneath the above fascia board. This crevice has the potential to be used by roosting bats.	

4	The higher levels of the building have soffit boxes with overlapping fascia boards. During the survey, a blue tit nest was identified within the soffit on the eastern side of the building (shown in this image). This nest was roughly located above the external lighting that can be seen here attached to the wall. These soffit boxes also have the potential to be used by roosting bats.	
5	Scattered trees and ornamental shrubs bordering the southern side of the disused car park.	
6	A line of scattered trees bordering the northern side of the disused car park, lying between the car park and Angouleme Way. A silver birch tree with low bat potential is located on the western end of this line of trees (on the left side of this image).	
7	Scattered cherry trees on the northern side of the building, facing the intersection between Angouleme Way and Market Street.	

Appendix C. Legislation table

Summary of Relevant Ecological Legislation in England

Species	Legislation	Offences	Licensing procedures and guidance
Bats <i>European protected species</i>	Conservation of Habitats and Species Regulations 2017 (as amended) Reg 43	Deliberately ²⁹ capture, injure or kill a bat; deliberate disturbance ³⁰ of bats; or damage or destroy a breeding site or resting place used by a bat. [The protection of bat roosts is considered to apply regardless of whether bats are present.]	A Natural England (NE) licence in respect of development is required. Guidance documents: <i>NE Standing Advice for protected species 2013</i> <i>European Protected Species: Mitigation Licensing- How to get a licence (NE 2013)</i> <i>Bat Mitigation Guidelines (English Nature 2004)</i> <i>Bat Workers Manual (JNCC 2004)</i>
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb ³¹ a bat in such a place.	Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.
Birds	Wildlife and Countryside Act 1981 (as amended) S.1	Intentionally kill, injure or take any wild bird; intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built; intentionally take or destroy	No licences are available to disturb any birds in regard to development. Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development.

²⁹ Deliberate capture or killing is taken to include “accepting the possibility” of such capture or killing

³⁰ Deliberate disturbance of animals includes in particular any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of hibernating or migratory species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong.

³¹ Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2017 remain an offence under the Wildlife and Countryside Act 1981 although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided.

Species	Legislation	Offences	Licensing procedures and guidance
		the nest or eggs of any wild bird. Intentionally or recklessly disturb a Schedule 1 species while it is building a nest or is in, on or near a nest containing eggs or young; intentionally or recklessly disturb dependent young of such a species [e.g. most birds of prey, kingfisher, barn owl, black redstart, little ringed plover].	General licences are available in respect of 'pest species' but only for certain very specific purposes e.g. public health, public safety, air safety. Guidance documents: <i>NE Standing Advice for protected species 2013</i>
Plants Invasive species e.g. Japanese knotweed, hybrid knotweed, giant knotweed, giant hogweed, rhododendron, Himalayan balsam	Wildlife and Countryside Act 1981 (as amended) S.14	It is illegal to plant or otherwise cause these species to grow in the wild.	Any contaminated soil or plant material is classified as controlled waste and should be disposed of in a suitably licensed landfill site, accompanied by appropriate Waste Transfer documentation, and must comply with section 34 of the Environmental Protection Act 1990. Guidance documents: The Knotweed Code of Practice (Environment Agency, 2013 version 3) Managing Invasive Non-native Plants (Environment Agency 2010) Guidance on Section 14 of the Wildlife and Countryside Act, 1981 (Defra 2010)

Site Designation	Legislation	Protection	Guidance
Local Nature Reserve (LNR)	National Parks and Access to the Countryside Act 1949 S.21	LNRs are given protection through policies in the Local Development Plan.	LNRs are generally owned and managed by local authorities. Development proposals that would potentially affect a LNR would need to provide a detailed justification for the work, an assessment of

Site Designation	Legislation	Protection	Guidance
			likely impacts, together with proposals for mitigation and restoration of habitats lost or damaged. Guidance documents: The National Planning Policy Framework (Department for Communities and Local Government, February 2019), with particular reference to Policy 15, and the joint Circular.
Local Sites (e.g. County Wildlife Sites, Sites of Biological Importance)	There is no statutory designation for local sites.	Local sites are given protection through policies in the Local Development Plan.	Development proposals that would potentially affect a local site would need to provide a detailed justification for the work, an assessment of likely impacts, together with proposals for mitigation and restoration of habitats lost or damaged. Guidance documents: The National Planning Policy Framework (Department for Communities and Local Government, February 2019), with particular reference to Policy 15, and the joint Circular.

Habitats & Species	Legislation	Guidance
Species and Habitats of Principal Importance for the Conservation of Biodiversity	Natural Environment & Rural Communities Act 2006 S.40	S.40 of the NERC Act 2006 sets out the duty for public authorities to conserve biodiversity in England. Habitats and species of principal importance for the conservation of biodiversity are identified by the Secretary of State for England, in consultation with Natural England, are referred to in S.41 of the NERC Act for England. The list, known as the 'England Biodiversity List', of habitats and species can be found on the Natural England web site. The 'England Biodiversity List' is used as a guide for decision makers such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the NERC Act 2006 to have regard to the conservation of biodiversity in England when carrying out their normal functions. Ecological impact assessments should include an assessment of the likely impacts to these habitats and species.
Biodiversity Action Plan (BAP) Habitats & Species	No specific legislation, unless it is also a species or habitat of principal importance as described above.	The Biodiversity Action Plan (BAP) is the UK's initiative to maintain and enhance biodiversity in response to the Convention on Biological Diversity signed in 1992. The UK BAP was used to draw up the 'England Biodiversity List' and has been succeeded by the UK Post-2010 Biodiversity Framework in 2012, due to a change in government strategy by all UK countries, focussing on managing the environment as a whole rather than dealing with different aspects of biodiversity and environment separately. However, the UK BAP list of priority habitats and species continue to be regarded as conservation priorities in the UK Post-2010 Biodiversity Framework (JNCC & Defra 2012).

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