2.2.3 Ecology Report

30th April 2020

Wingates Industrial Estate, Bolton

Preliminary Ecological Appraisal

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Summary

S1 This report has been prepared by Tyler Grange Group Ltd on behalf of Panattoni UK Developments Ltd. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of the site located at Wingates Industrial Estate, Bolton (Ordnance Survey Grid Reference: SD 64974 07077), hereinafter referred to as the 'site', to accompany a future planning application.

S2 The purpose of this report is to provide an initial assessment of the ecological importance of the site and the potential for it to support protected/notable ecological features and species.

S3 There are five national statutory sites within 2km of the site, and one international site within 10km of the site. There are seven non-statutory sites within 2km of the site. None of these sites are expected to be impacted during or following the proposed development.

S4 There are no habitats present on site which are 'important'[1] beyond the site level, however there are habitats which may support protected species and they therefore have ecological some value - this includes two waterbodies, scattered scrub and trees.

S5 Due to the presence of a pond within 250m of the site and other ponds within 500m for which there are historic records of Great Crested Newt (GCN) Reasonable Avoidance Measures (RAMS) have been provided in Appendix 3 to manage the very low risk that GCN could occur within the site. These RAMS are also deemed suitable for managing the equally low risk of common reptiles occurring within the site. Precautionary working methods to ensure sensitive removal of habitats to prevent impacts on nesting have also been recommended.

S6 A preliminary roost assessment has been undertaken for the trees within the fence line for the potential presence of bat roosts - these trees had negligible potential to support roosting bats. However, trees on the east of the fence line were not surveyed during the initial phase 1 survey. If development proposals include the removal of these trees, then an assessment of these trees will also be required to determine the potential for roosting bats.

S7 Proposals for ecological enhancement of the new development such as the use of native tree planting and incorporation of bat boxes are provided in section 4 of this report.

S8 The mitigation and enhancement strategies outlined above can be controlled through appropriately worded planning conditions.

[1] Assessed against the Chartered Institute of Ecologists and Environmental Managers classification system for evaluating habitats.

Section 1: Introduction, Context and Purpose

Introduction

1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Panattoni UK Developments Ltd. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of the site located off Great Bank Road, Bolton (Ordnance Survey Grid Reference: SP 05978 87499) hereinafter referred to as the 'site' to accompany a future planning application for a commercial development.

Context

Site Description

1.2. The site is located off Great Bank Road within Wingates Industrial Park. The site has been cleared and was previously Berstein's Kitchen Factory.

Proposed Development

1.3. The proposed site is composed of two units (See **Appendix 1**) which are proposed for commercial usage and car parking facilities. There is also an estate spine road and fire tender access on site. The north-west corner of the site is included in the outline, with details of development to be agreed as part of reserved matters.

Purpose

1.4. This report:

- Uses available background data and results of field surveys, to describe and evaluate the ecological features present within the likely 'zone of influence' (ZoI)[2] of the proposed development;
- Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's future development for commercial development; and
- Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in **Appendix 2**.

1.5. This assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2018).

[2] Defined as the area over which ecological features may be subject to significant effects as a result of activities associated with a project and associated activities (CIEEM 2018).

Section 2: Methodology

Data search

2.1 The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.

2.2 The data search has been undertaken for a 10km radius around the site for European statutory sites, a 2km radius for national statutory sites and a 1km radius for non-statutory sites, protected and priority[3] species records.

2.3 The following organisations and individuals have been contacted and, where relevant, the information provided has been incorporated with acknowledgement within this report:

- Greater Manchester Ecological Unit (GMEU) for Ecological records within the Greater Manchester area; and
- The Multi-Agency Geographic Information for the Countryside website (http://www.magic.gov.uk) was accessed for information on the location of statutorily designated nature conservation sites within the vicinity of the site.

2.4 The Bolton Council website was consulted for details of relevant local planning policies and supplementary planning guidance.

2.5 The Greater Manchester Biodiversity Action Plan (LBAP) was consulted for priority habitats and species subject to conservation action, to assist with the evaluation of ecological features and to inform site enhancement strategies.

Extended Phase I Habitat Survey

2.6 An 'extended' Phase I habitat survey was undertaken on 18th December by Misho Baxendale, an experienced field ecologist, and Graduate member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The technique was based upon Phase I survey methodology (JNCC, 2010). This 'extended' Phase I technique provides an inventory of the habitat types present and dominant species.

2.7 The weather conditions for the survey were predominantly dry with the occasional light shower; temperature was low at 4-5°C[4].

2.8 Owing to the timing of the surveys, some plant species may not have been visible. That said, given the nature of the habitats present, this is not considered likely to affect the conclusions of this report.

[3] UK priority species and habitats are those subject to conservation action and referred to as Species of Principal Importance (SoPIs) or Habitats of Principal Importance (HoPIs). They are listed at Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act states that local planning authorities must have regard for the conservation of both SoPIs and HoPIs.

[4] Temperature data obtained from https://www.wunderground.com/history/daily/gb/manchester/EGCC/date/2019-12-18

2.9 Using the above method, the site was classified into areas of similar botanical community types with a representative sample of those species present at the time of the survey being described.

2.10 Additionally, incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support legally protected and priority species.

Habitat Suitability Index (HSI) Survey

2.11 The water features within the site were assessed for their suitability to support great crested newt *Triturus cristatus* (GCN) during the extended phase 1 habitat survey by Misho Baxendale. Standard methodology was followed[5] and this assessment allows ponds to be scored and categorised allowing an initial assessment of the likelihood of ponds to provide suitable breeding habitat for GCN. Research indicates that ponds with a higher HSI score are more likely to support GCN[9].

Preliminary Roost Assessment for Bats

2.12 Trees on site on site were also assessed for their potential to support bat roosts during the extended phase 1 habitat survey undertaken. The assessment comprised a ground based visual inspection using binoculars to identify any features potentially suitable for roosting bats. Such features may include woodpecker holes, frost cracks, deadwood, knot holes and limb wounds.

Evaluation

2.13 The evaluation of habitats and species is defined in accordance with published guidance (CIEEM, 2018). The level of importance of specific ecological features is assigned using a geographic frame of reference, with international being most important, then national, regional, county, city, local and lastly, within the site boundary only.

2.14 Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Quality Control

2.15 All ecologists at Tyler Grange Group Ltd are members of CIEEM and abide by the Institute's Code of Professional Conduct.

[5] Amphibian and Reptile Groups of the United Kingdom (2010) ARG UK Advice Note 5. Great Crested newt Habitat Suitability Index. May 2010.

Section 3: Ecological Features and Evaluation

Protected Sites

Statutory Sites

3.1. Reference to the MAGIC website[6] indicates that there is one Special Area of Conservation (SAC) within 10km of the site: Manchester Mosses SAC consists of bogs, marshes, water fringed vegetation, fens and broad-leaved deciduous woodland. Degraded raised bogs that are still capable of natural regeneration are an Annex 1 habitat, which is a primary reason for site selection. The SAC is situated approximately 9km south east of the site.

3.2. Reference to the MAGIC website[4] indicates that there are five Local Nature Reserves (LNR) within 2km of the site;

- Hall Lee Bank Park LNR consists of a woodland clough with a brook, semi-natural broadleaved woodland, secondary woodland, running water, marsh grassland and scrub and acid grassland. There are records of Roe deer on site as well as the following bird species: Great Spotted Woodpecker, Goldcrest, Sparrowhawk, Grey Wagtail and warbler species. It is located approximately 1.5km south east of the site.

- Hall Lee Brook LNR is a brook sheltered by woodland providing good habitat for wildlife. It is located approximately 1.1km south east of the site.

- Lostock Hall LNR. It is located approximately 1.5km north of the site.

- Borsdane Wood LNR is an Ancient woodland with associated flora and fauna. It is located approximately 1.6km west of the site.

- Cunningham Clough/Cunningham Clough Brook LNR consists of woodland, grassland, brook and hedgerow along with a pond. It is located 1.9km south west of the site.

3.3. The site falls within a SSSI risk zone; depending on the type of planning application (e.g. quarries, industrial/agricultural processes, pipelines, development over 100 units etc), the LPA may be required to consult with Natural England. However, the type of development proposed at the site does not fall within any of the categories which require consultation, and so this is not considered further in this report.

Non-statutory (Local) Sites

3.4. Two previously mention LNR sites, Borsdane Wood and Hall Lee Bank Park are also listed as Sites of Biological Interest (SBI).

3.5. The data search from GMLRC[7] returned a further five SBI sites within 2km of the site; Hart Common, Railway cutting at Chew Moor, Middle Brook Sidings and Marsh, Lostock Hall Mire and Pond at Four Gates.

[6] www.magic.gov.uk
[7] https://www.gmwildlife.org.uk/wildlife_recording/

Habitats and Flora

3.6. The site supports the following habitats (see photos 1, 2 and 3):

- Earth mound;
- Grassland and tall ruderal;
- Hardstanding;
- Immature trees;
- Marsh grassland;
- Rubble mound;
- Scrub (dense);
- Scrub (scattered);
- Tree line;
- Waterbodies;

Photographs 1, 2 and 3: General images of the site.

3.7. For ease of reference, habitat types have been described alphabetically below and are illustrated on the **Habitat Features Plan 12176/P01a**.

Earth Mound

3.8. There are five earth mounds present on the site, three to the northern side and two to the south eastern side of the site. These mounds appear to be the result of excavated earth during site clearance. This habitat is considered to be of **negligible** ecological importance however it may provide suitable habitat for protected species (see section 3.22)

Grassland (species-poor) and Tall Ruderal

3.9. The area of grassland and tall ruderal is located on the north western boundary of the site. Species present include perennial rye grass (*Lolium perenne*) and cock's-foot (*Dactylis glomerata*). This habitat is of limited botanical diversity and is therefore considered to be of **negligible** ecological importance.

Hardstanding

3.10. This habitat type is the most abundant on site. The middle section of the site including the entrance is hardstanding with growth of scrub. The area to on the north western boundary of the site and a section on the north eastern side of the site which appears to be a previous car park is also hardstanding (see photo 4). Based on the lack of vegetation and cover for wildlife, this habitat is considered to be of **negligible** ecological importance.

Photograph 4: Hardstanding area on the north eastern corner of the site.

Immature Trees

3.11. Young trees and tree saplings are present at various locations throughout the site (**Habitat Features Plan 12176/P01a**). Species include self-seeded silver birch (*Betula pendula*), goat willow (*Salix caprea*) and alder (*Alnus glutinosa*). Due to the young age of these trees and the fact that they are self-seeded this habitat is considered to be of **negligible** importance.

Marshy Grassland

3.12. The south eastern edge of the site has an area of marshy grassland comprising species of soft rush (*Juncus effusus*), bull rush (*Typha latifolia*) and feather moss (*Ptilium* sp.) (see photo 5). Due to the minimal area that this habitat covers it is considered to be of **negligible** ecological importance.

Photograph 5: Marshy grassland on the south eastern edge of the site.

Rubble Mound

3.13. On the western border of the site there are rubble mounds (**see photo 6**) situated in front of the treeline which is partially covered by self-seeded vegetation. This habitat is considered to be of **negligible** importance; however, it may provide suitable habitat for protected species (see **section 3.22)**

Photograph 6: One of numerous rubble mounds present along the western boundary.

Scrub

3.14. Areas of dense scrub and scattered scrub throughout the site are the second most dominant habitat present. Species present include teasel (*Dipsacus fulonum*), cow parsley

(*Anthiriscus sylvestris*) and bramble (*Rubus fruticosus*) along with pioneer species such as buddleia (*Buddleja davidii*) and plantain species (*Plantago* spp.). This habitat is considered to be of **negligible** ecological importance but may offer suitable habitat for protected species (see section 3.19 and 3.22.

Tree Line

3.15. Semi-mature and mature trees are located on the western boundary, the majority of the northern boundary and a section of the southern boundary. The trees present are alder, goat willow and ash (*Fraxinus excelsior*). There is also an area of trees on the eastern boundary of the site which were not surveyed due to being outside the redline at the time of survey, they were however viewed through the fence line. Owing to the maturity of the trees, this habitat is considered to be of importance at the **site** level and may also provide suitable habitat for protected species, including bats (see section 3.18).

Waterbodies

3.16. There is a ditch (**see photos 8 and 9**) running from the north west to the south east of the site approximately 0.2km in length and 2m in width. The ditch contains water and is heavily polluted with land runoff. To the western end of the ditch there is dense buddleia growth along with other tall ruderals. In channel vegetation consists of reed canary grass (*Phalaris arundinacia)* and greater reedmace (*Typha latifiolia).* Towards the eastern end of there is also section of dense scrub. There are four exposed drainage manholes present on the site, one of which is filled with water (**see photo 7).**

3.17. Although the ditch and manholes contained water at the time of the survey, it is likely that they are ephemeral in nature, the presence of reed canary grass which prefers damp rather than permanently inundated conditions also indicates that this is likely to be the case. This habitat is considered to be of **negligible** ecological importance; however, it may provide suitable habitat for amphibian species (see Amphibians sub-heading below paragraphs 3.19 -3.22).

Photographs 7 Waterfilled manhole

Photographs 8 and 9: Waterfilled ditch running through the site.

Fauna

3.18. The faunal species or groups that have been considered in this appraisal are summarised in alphabetical order. Data records have been obtained from GMLRC to inform the following sections.[8]

Amphibians

3.19. GMLRC returned 14 records of GCN within 1km of the site in the last 10 years. Examining the records provided by GMEU, the co-ordinates of the record closest to the site does not exactly relate to any specific pond. However, based on its description the closest record (dating from 1985), must relate to a pond because the record was of GCN tadpoles. There

[8] https://www.gmwildlife.org.uk/wildlife_recording/

are two possible ponds to which this record could relate, one is located some 250m to the west, the other pond is located some 303m to the west. The pond located at 250m from the site is also the nearest pond to the site. There are more recent records of GCN dating from 2018 for more distant ponds located some 383m west and 659m west of the site, respectively. Both these records came from eDNA surveys and it is interesting to note that subsequent follow up conventional surveys on both ponds did not record any GCN, indicating that any populations present were likely to be very low.

3.20. It is also worth noting that there are also recent negative eDNA survey records for the two ponds situated 338m and 475m the south of the site.

3.21. The ditch present on site has a low HSI score with a 'Poor' result (see **Table 3.1** below) and taking account of the likely ephemeral nature of waterbodies on site (paragraphs 3.16 and 3.17 above) it is unlikely that they are used by amphibians for breeding.

SI1- Location	A	1
SI2- Pond area	c.04m^2	0.05
SI3- Pond drying	Rarely dries	1.0
SI4- Water quality	Bad	0.01
SI5- Shade	0%	1
SI6- Fowl	Absent	1
SI7- Fish	Absent	1
SI8- Ponds in 1km	39 (12.4per km^2)	1
SI9- Terrestrial habitat	Moderate	0.67
SI10- Macrophytes	10%	0.4
HSI Score	**Poor**	**0.41**

Table 3.1 – HSI score of ditch on-site

3.22. The scrub and grassland components of the habitats surrounding the ditch and within the site generally would potentially provide suitable terrestrial habitat for amphibians.

Badger

3.23. No evidence of badger was observed during the Extended Phase 1 Habitat survey. The data search from GMLRC did not return any records of badger within 1km. The location of the site and habitats present do not provide suitable habitat for badgers and therefore this species is not considered further in this report.

Bats

3.24. GMLRC returned records of six species of bat within 2km of the site: brown long-eared bat (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's bat (*Myotis daubentonii*), noctule bat (*Nyctalus noctula*), soprano pipistrelle (*Pipistrellus pygmaeus)* and whiskered bat (*Myotis mystacinus*), along with records of unidentified pipistrelle species and unidentified bat species. Roost records for common pipistrelle, unidentified pipistrelle species and unidentified bat species were also returned. No direct evidence of roosting bats within the trees on site was seen during the Extended Phase 1 Habitat survey and all were assessed as providing negligible bat roost potential. Those outside of the fence line (which were not part of the original boundary surveyed were not subject to a detailed roost assessment as it was confirmed that these trees were outside of the scope of clearance at the time of survey and reporting.

Birds

3.25. GMLRC returned records of the following Section 41 species within 1km of the site: bullfinch (*Pyrrhula pyrrhula*), dunnock (*Prunella modularis*), lapwing (*Vanellus vanellus*), linnet (*Linaria cannabina*), skylark (*Alauda arvensis*) and song thrush (*Turdus philomelos*).

3.26. Records of the following Schedule 1 species, peregrine (*Falco peregrinus*) and barn owl (*Tyto alba*), including potential breeding locations, were returned but this site offers no habitat to support either species in terms of nesting or foraging. The trees and scrub present on site provide suitable habitat for nesting birds and the open bare ground is suitable for small numbers of ground nesting birds such as lapwing.

3.27. Records of other section 41 species were returned but the site contains no suitable habitat to support the nesting or foraging of these species and they are therefore not considered further. Further details can be made available on request.

Hedgehogs

3.28. GMLRC returned no records of hedgehog within 1km of the site. However, the vegetated mounds and the woodland offer suitable habitat to support hedgehogs on site.

Reptiles

3.29. GMLRC returned a record of adder (*Vipera berus*) 1km north west of the site.

3.30. Whilst suitable habitat for common reptile species is present within the site in the form of rough grassland, partially vegetated rubble and scrub, given the isolation of the site from other suitable habitat for reptiles nearby and history of disturbance of the site, their presence is very unlikely.

Otter

3.31. No records of otter were returned from GMLRC. The site provides no suitable habitat for otter (*Lutra lutra*), and therefore, this species is considered to be absent from the site. This species is not considered further in this report.

Water Vole

3.32. GMLRC returned one record water vole (*Arvicola amphibious*) in a fishing pond 0.6km east of the site. The habitats present on site are considered unsuitable for water vole due to the pollution in the main waterbody on site and the lack of suitable vegetation for foraging and to provide refuge from predators. It is also not connected to suitable water features in the surrounding landscape. This species is not considered further in this report.

Section 4: Potential Impacts, Mitigation and Enhancement Strategy

Site Proposals

4.1. The proposed development will introduce two units on site, consisting of offices and warehouse space along with associated car parking and access routes.

Potential Impacts and Requirement for Mitigation and Enhancement Strategy

4.2. The Countryside and Rights of Way (CRoW) Act 2000 gives the importance of conserving biodiversity a statutory basis, requiring government departments (which includes Local Planning Authorities) to have regard for biodiversity in carrying out their obligations (which includes determination of planning applications) and to take positive steps to further the conservation of listed species and habitats. These articles of legislation require local authorities to take measures to protect species or habitats from the adverse effects of development, where appropriate, by using planning conditions or obligations.

4.3. Where there are potential impacts in the construction and operational phases of the development to the ecological features described and evaluated in **Section 3**, these are described below. Where impacts would trigger contraventions of legislation or planning policy (as set out in **Appendix 1**), mitigation is described.

Habitats

4.4. Habitats within the site described in section 3 are assessed as being of **negligible ecological importance** and as such their loss required no specific mitigation. That said, they do provide suitable habitat for a range of common fauna (also described in section 3), though the small size of the site means that loss of the existing habitat would not affect habitat resources for these fauna beyond the immediate context of the site and would be unlikely to affect their conservation status even at a local scale.

4.5. Habitat losses can therefore be compensated through the incorporation of new green infrastructure within the new site layout a description of which is provided under the *Ecological Enhancements* sub-heading below and is shown on the Proposed Development Plan in **Appendix 1**.

Protected sites

4.6. No nationally or internationally designated sites are located within the vicinity of the site. There are six statutory sites (one SAC 9km from site and five LNR's within 2km of site); however, the development creates no anticipated impacts to these sites and no mitigation is required.

4.7. The seven SBI sites are also not anticipated to be affected by the development due to the distances involved and again no specific mitigation is required.

Fauna

Bats

4.8. Due to the lack of suitable roosting and foraging habitat on the site, the heavily industrialised nature of the surrounding area and amount of disturbance resulting from this, bats are not anticipated to use the site except for occasional and low levels of activity. If practicable, bat bricks should be incorporated into the detailed building design to try to encourage bats into the area and deliver biodiversity enhancements in line with planning policy. A preliminary roost assessment of trees within the fence line was carried out to determine the potential to support roosting bats. All trees assessed were found to have negligible potential and therefore require no further bat surveys. However, following the phase 1 survey, the red line has extended to include the trees to the east of the fence line, any of those that will be removed for development (none at present) would require an assessment of the bat roost potential.

Birds

4.9. Any assemblage of birds utilising the site would not be expected to be of more than site ecological importance; hence, the development proposals would not trigger planning policy. Where work during the core nesting bird season (which is accepted to run between March and August inclusive) cannot be avoided, pre-commencement checks should be undertaken by a suitably qualified ecologist to identify any active nests – any active nests would need to be buffered from any site activity until young have fledged. However, the bird nesting season is not defined in law and although March – August is the core season, birds can nest outside of this period and therefore any vegetation clearance outside of these months should follow instructions highlighted in a toolbox talk to all contractors prior to works commencing.

Amphibians (including GCN)

4.10. Based on the GCN records received for the site see paragraphs 3.19 and 3.20 in Section 3 above it appears that populations locally are in decline and whilst there is a historic record of GCN that could potentially have come from a pond located 250 – 303m to the west of the site, it likely that this population is now either low or possibly extinct.

4.11. Given the likely ephemeral nature and poor water quality of waterbodies within the site (see Section 3 paragraph 3.21) it is unlikely that they would be used by amphibians for breeding.

4.12. Whilst the scrub and grassland components of the habitats surrounding the ditch would potentially provide suitable terrestrial habitats for amphibians, the likelihood of GCN from nearby populations using these habitats is very low for the following reasons:

- The physical distance to the nearest pond is over 250m;
- The site has been subject to clearance in the recent past (the land previously contained warehousing and other smaller units which were not demolished until after 2011);
- Intervening habitat connections are very poor consisting mainly of buildings and hard standing and little ground cover on roadside verges; and
- Based on the information provided by GMEU, GCN populations occurring in ponds to the west and south of the site are either very low or have recently become extinct and therefore population expansion from these ponds to colonise habitats within the site is highly unlikely.

4.13. Given the very low likelihood of GCN presence on site, a proportionate response to the risk of encountering GCN whilst development works are in progress would be the adoption of Reasonable Avoidance Measures (RAMS). Proposed measures to deal with this risk are

provided in Appendix. 3

Hedgehogs

4.14. As hedgehogs may be present within the vegetated mounds, monitored removal of the mounds during construction will be required in order to negate harm to any hedgehogs present within this habitat.

4.15. Prior to removal of the mounds, contractors undertaking the works will be suitably briefed on the methodology for removal of the mounds in order to avoid harm to hedgehogs. Removal of the mounds should then be preceded by a search of the mound for hedgehogs, after which removal can then proceed with periodic searches of the mound during the removal process. If hedgehogs were to be found during removal of the mounds works should cease and a suitably qualified ecologist should be contacted for advice on how to proceed.

Reptiles

4.16. Given the unlikely presence of reptiles within the site, specific measures to mitigate the risk of killing / injury of reptiles are not necessary. However, the RAMS provided for GCN provided in Appendix 3 will also ensure that development works do not pose any risks to reptiles.

Ecological Enhancements

4.17. The following features are included in development design as measures to enhance site biodiversity include which could be incorporated into the site:

- Setting aside space within the development site in which to create wildflower areas, scrub, newly planted trees, or other habitats of value to wildlife; and
- Using native plants in the landscaping design.

4.18. Tyler Grange have prepared a landscape design for the planning submission that will incorporate the above features.

4.19. In addition to the above, where possible integrated bat boxes should be included at a selected number of locations on new building(s). It is recommended that these are located on several faces of the proposed buildings with a higher density on the south facing aspects. The location should also take into consideration the lighting scheme of the site.

Section 5: Conclusion

5.1. No ecological issues that could affect the overall principle of development of the site have been identified. The potential presence of great crested newt is deemed to be very low and can be managed through the adoption of RAMS set out in Appendix 3.

5.2. A preliminary roost assessment has been undertaken for the trees within the fence line in the site - these trees had negligible potential to support roosting bats. However, trees on the east of the fence line were not surveyed during the initial phase 1 survey. If development proposals include the removal of these trees, then an assessment of these trees will also be required to determine the potential for roosting bats.

5.3. With the implementation of the mitigation and enhancement measures described above, impacts on birds and reptiles can be avoided or mitigated, and development of the site could deliver a biodiversity gain. It would consequently be in conformity with relevant planning policy and legislation (see **Appendix 1**).

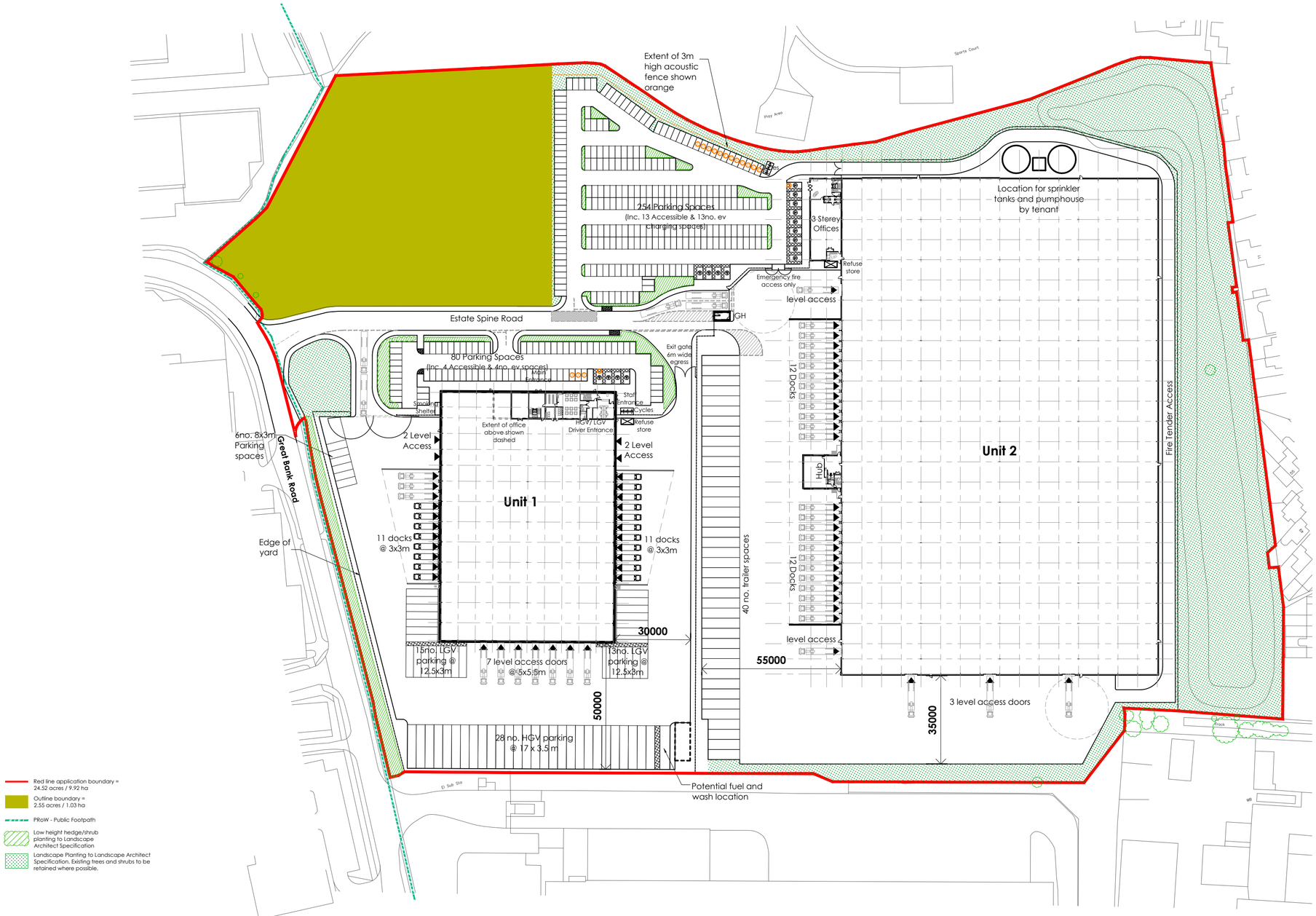
5.4. The mitigation and enhancement strategy could be controlled through appropriately worded planning conditions devised to secure the enhancement of the site post-development for roosting bats and nesting birds through the provision of nesting boxes, integrated bat boxes and wildlife friendly planting.

References

Chartered Institute of Ecology and Environmental Management (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester. https://cieem.net/wp-content/uploads/2019/02/Combined-EclA-guidelines-2018-compressed.pdf

Joint Nature Conservation Committee (2010). *Handbook for Phase 1 habitat survey - a technique for environmental audit*. JNCC, Peterborough. http://data.jncc.gov.uk/data/9578d07b-e018-4c66-9c1b-47110f14df2a/Handbook-Phase1-HabitatSurvey-Revised-2016.pdf

Appendix 1: Proposed Development Plan



SCHEDULE OF ACCOMMODATION

Unit	Ground Floor (Office) GIA	Ground Floor (Warehouse) GIA	First Floor (Offices) GIA	Second Floor (Offices) GIA	Transport Hub GIA	Overall GIA	Overall GEA	Car Parking (inc. disabled spaces)
Outline Area	-	-	-	-	-	-	53,819ft²/ 5,000 m²	
Unit 1	3,659 ft²/ 340m²	68,997 ft²/ 6,410m²	5,100 ft²/ 475 m²	-	-	77,756 ft²/ 7,225 m²	80,243 ft²/ 7,454 m²	80 (4)
Unit 2	4,270 ft²/ 396 m²	263,715 ft²/ 24,500 m²	4,270 ft²/ 396 m²	4,270 ft²/ 396 m²	4,000 ft²/ 371 m²	280,525ft²/ 26,059 m²	282,970ft²/ 26,290 m²	254 (13)
Unit 2 Gatehouse	173 ft²/ 16m²					173 ft²/ 16m²	258 ft²/ 24m²	
Total Development						**358,454 ft²/ 33,300 m²**	**417,290 ft²/ 38,768 m²**	334 (17)

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties:

Principal Designer:

Unless noted below, all known hazards have been highlighted on the drawing:

0 10 20 30 40 50m

Scale 1:1250 @ A2

Note:

- EV charging shown as 5% enabled and 5% ducted for future tenant fit out.

REV	Date	Drawn by: -	Checked by: -
P17	24/04/20	TF	DOH
Plot 1 moved 3m east.			
P16	24/04/20	TF	DOH
Fuel and wash area moved out of easement.			
P15	25/03/20	TF	DOH
Unit 1 layout and egress gate position updated to Client comments. LGV parking spaces lengthened to Curtins comments.			
P14	12/03/20	TF	DOH
Unit 1 dock levels amended to BWB comments.			
P13	09/03/20	TF	DOH
Unit 1 dock doors amended and potential fuel and wash relocated to Client comments			
P12	05/03/20	TF	DOH
Unit 1 amended to client comments			
P11	18/02/20	TF	DOH
Schedule amended. EV charging amended to Client comments.			
P10	18/02/20	TF	DOH
Unit 1 office layout amended to client comments. Schedule updated accordingly			
P9	06/02/20	MB	DOH
Planting hatches updated. Crossing zone added to pavement. Gate omitted south of Unit 02 gatehouse. Schedule amended.			
P8	31/01/20	TF	AL
Hatch annotation amended.			
P7	21/01/20	TF	AL
Additional level access door shown to the southern elevation. Emergency fire tender access shown between car park and yard. Electric vehicle spaces shown.			
P6	16/01/20	TF	AL
Root protection areas shown from Tyler Grange drawing ref: 12176/P02. Sprinkler tanks relocated to the north elevation to client comments.			
P5	14/01/20	TF	AL
Units renumbered, schedule and key updated to Lichfields comments. Unit 2 moved north and sewer easement shown.			
P4	06/01/20	TF	AL
Red line boundary updated to reflect Title information.			
P3	17/12/19	TF	AL
Building schedule amended.			
P2	16/12/19	TF	AL
Building schedule updated. Unit 3 plot area amended to suit PRoW. Drawing amended from A3 to A2.			
P1	11/12/19	TF	AL
Initial Issue			

Status: **S2** Purpose of Issue: **For Approval**

drawing stage: **Planning**

client: Panattoni

project: Great Bank Road Bolton

drawing title: **Proposed Site Plan**

date: 11/12/19 drawn: TF

scale@A2: 1:1250 checked: AL

Rev: **P17**

Job No: **B9756-AEW-XX-XX-DR-A-0504**

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Appendix 2: Legislation and Planning Policy

Appendix 2: Legislation and Planning Policy

A2.1. This section summarises the legislation and national, regional and local planning policies, as well as other reference documents, relevant to the baseline ecology results.

Legislative Context

A2.2. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Hedgerows Regulations 1997;
- The Protection of Badgers Act 1992; and
- The Natural Environment and Rural Communities Act (NERC) 2006.

A2.3. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).

A2.4. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

A2.5. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Species and Habitats of Principal Importance and the UK Biodiversity Action Plan

A2.6. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A2.7. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

National Planning Policy

National Planning Policy Framework (NPPF), February 2019

A2.8. The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's planning policies for England and how these should be applied. It replaces the National Planning Policy Framework published in March 2012.

A2.9. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."

A2.10. Section 15 of the NPPF (paragraphs 170 to 177) considers the conservation and enhancement of the natural environment.

A2.11. Paragraph 170 states that planning and decisions should contribute to and enhance the natural and local environment by:

a) "protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and
d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"

A2.12. Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

A2.13. Paragraph 174 states that in order to protect and enhance biodiversity and geodiversity, plans should:

a) "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

A2.14. When determining planning applications, Paragraph 175 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

a) "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons58 and a suitable compensation strategy exists; and
d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."

A2.15. As stated in paragraph 176 the following should be given the same protection as habitats sites:

a) "potential Special Protection Areas and possible Special Areas of Conservation;
b) listed or proposed Ramsar sites; and
c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."

A2.16. Paragraph 177 states that the presumption in favour of sustainable development does not apply where the planned project is likely to have a significant effect on a habitat site (alone or in combination) unless an appropriate assessment concluded the plan or project will not adversely affect the integrity of the habitats site.

Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

A2.17. ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF.

A2.18. ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs).

A2.19. Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions.

A2.20. Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

Local Planning Policy

Bolton Core Strategy (Adopted 2011) [9]

A2.21. BMBC's Core Strategy Policy CG1 aims to:

- Safeguard and enhance the rural areas of the borough from development that would adversely affect its biodiversity including trees, woodland and hedgerows, geodiversity, landscape character, recreational or agricultural value; or its contribution to green infrastructure, reducing flood risk and combating climate change; and

- Safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and interconnectivity of wildlife corridors and habitats.

Biodiversity Action Plans

A2.22. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A2.23. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Greater Manchester Biodiversity Action Plan

A2.24. The following species are protected under the Greater Manchester Biodiversity Action Plan:

- All bats
- Black Restart
- Farmland Birds
- Great Crested Newt
- Hares
- Native Black Poplar

[9] https://www.bolton.gov.uk/downloads/file/666/core-strategy

- Twite
- Water voles
- Willow Tit

A2.25. The following habitats are protected under the Greater Manchester Biodiversity Action Plan:

- Grasslands
- Hedgerows
- Lowland Mosslands
- Reedbeds & Bittern
- Ponds & Lodges
- Canals
- Native Woodlands
- Uplands
- Urban Managed Greenspace

Appendix 3: Reasonable Avoidance Measures for Great Crested Newts

Appendix 3: Reasonable Avoidance Measures for Great Crested Newts

A3.1 Given the low level of risk posed to GCN by the proposed development (as described in Section 4) adoption of the following PMW is recommended. Prior to commencing development at the site, a suitably experienced ecologist should be appointed to ensure that the PMW is successfully implemented;

A3.2 The winter hibernation period for amphibians is between November and mid-February. Any work which is likely to result in the disturbance of features which could potentially provide amphibian shelter / hibernation on site should not be scheduled or undertaken between November and mid-February or during any periods of cold or frosty weather outside of this period. If amphibians are likely to be hibernating / dormant prior to any development related works commencing at the site, a tool box talk should be given to all developers and contractors working within the site to ensure they are able to recognise GCN, are aware of the small possibility that GCN could be present within the site, the implications involved if GCN are found within the site and the need to implement PMW. Details of the PMW should be kept on-site for reference during development;

A3.3 Prior to any site clearance and / or ground disturbance works commencing at the site, the extent of works should be agreed by the appointed ecologist and the developer / contractors;

A3.4 The appointed ecologist and the developer / contractors should ensure that no adjacent areas of potential GCN habitat are inadvertently damaged as a consequence of the development works. This would be achieved by fencing off these areas with Heras or post and wire fences;

A3.5 Following the site induction / tool box talk, a search of potential places of refuge within the development site should be carried out by the appointed ecologist or their accredited agent, to check for sheltering amphibians and any items of potential refuge should be removed from the development site immediately following the search to prevent amphibians from seeking shelter either beneath or within them;

A3.6 The development site should (where practicable to do so) be kept clear of any debris, rubble or other arisings and stored materials kept off the ground on pallets to prevent GCN from potentially using them as refuges;

A3.7 Any rubble or other debris resulting from ground clearance should be removed from the development site; it should be taken off-site at the earliest opportunity for appropriate disposal;

A3.8 Any excavations should not be left open, where possible. Where they are to be left open for any reason, the excavation should be searched / checked for sheltering amphibians before works re-commence. Ideally open excavations should incorporate ‘ramps’ at either end to allow amphibians and small mammals falling into them to escape;

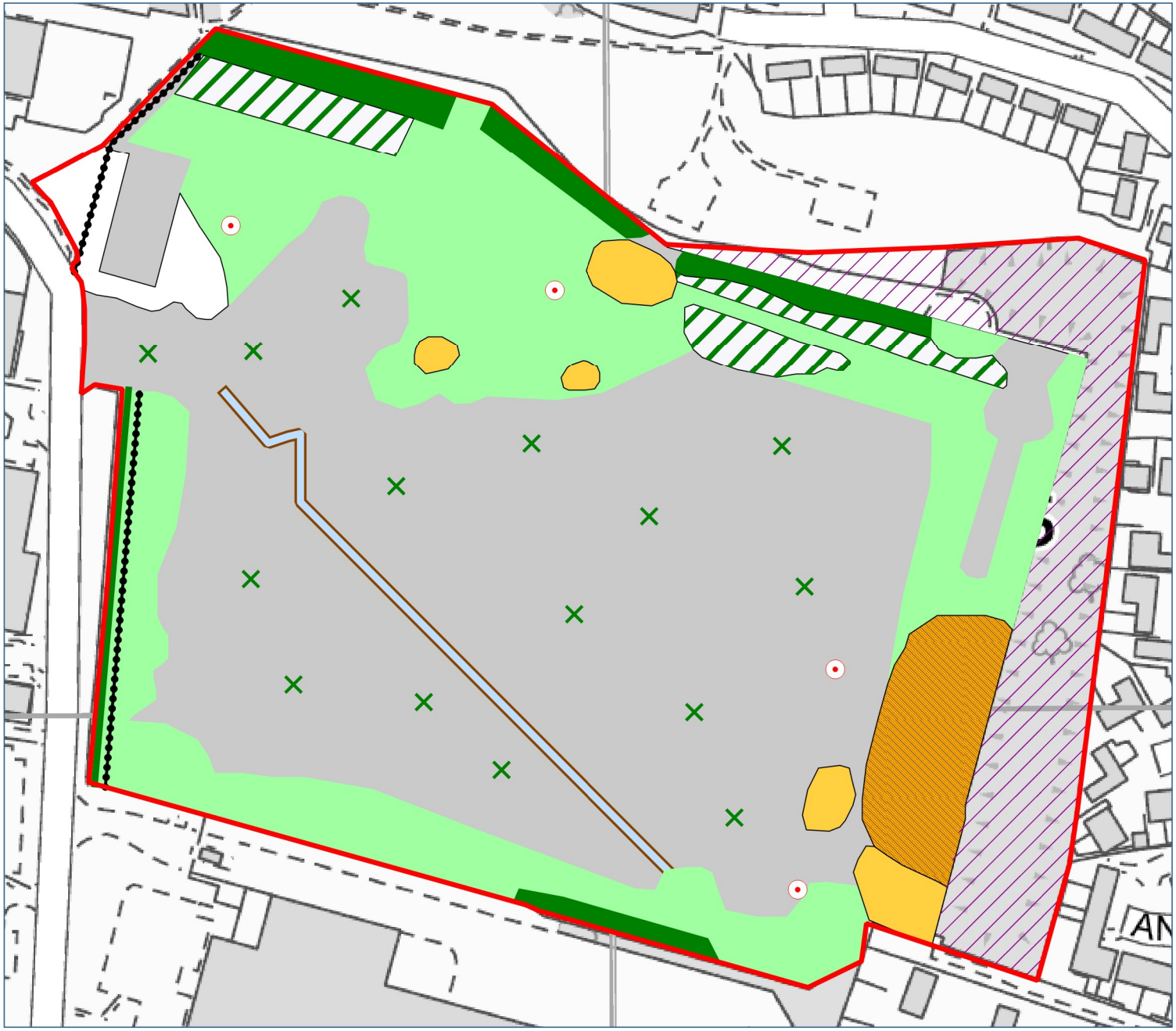
A3.9 Wherever practicable, excavations should be in-filled and made good to ground level at the earliest opportunity, so as to remove any hazard to amphibians. If spoil / materials are left

on the ground overnight, they may require searching for sheltering amphibians before they are moved; and

A3.10 This PMW does not allow for the capture or movement of a GCN. Should a GCN be found at any time during the works, all works should stop, and a suitably licenced ecologist should be contacted for advice.

Plan

Habitat Features Plan
12176 / P01a



- Site Boundary
- Ditch
- Earth mound
- Grassland and tall ruderal
- Hardstanding
- Immature trees
- Large hole
- Marshy grassland
- Rubble mound
- Scattered scrub
- Scrub
- Tree line
- Unsurveyed area

N

0 50 m

Project	Wingates Industrial Estate, Bolton
Drawing Title	**Habitat Features Plan**
Scale	As Shown (Approximate)
Drawing No.	12176 / P01a
Date	April 2020
Checked	GP / LCD

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