
EXTENDED PHASE 1 HABITAT SURVEY & DAYTIME BAT SURVEY

4A KINDER DRIVE, MARPLE, STOCKPORT,
CHESHIRE

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APPENDIX A: PHASE 1 HABITAT MAP



1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Gillian Taylor to carry out an Extended Phase 1 Habitat Survey & Daytime Bat Survey at 4A Kinder Drive, Marple, Stockport, Cheshire (O.S. grid reference: SJ 96123 88544 – see Figure 1). The proposed development site currently comprises a detached bungalow, surrounded by gardens. The site adjoins the Peak Forest Canal locks and basins. To the east lies further residential development.

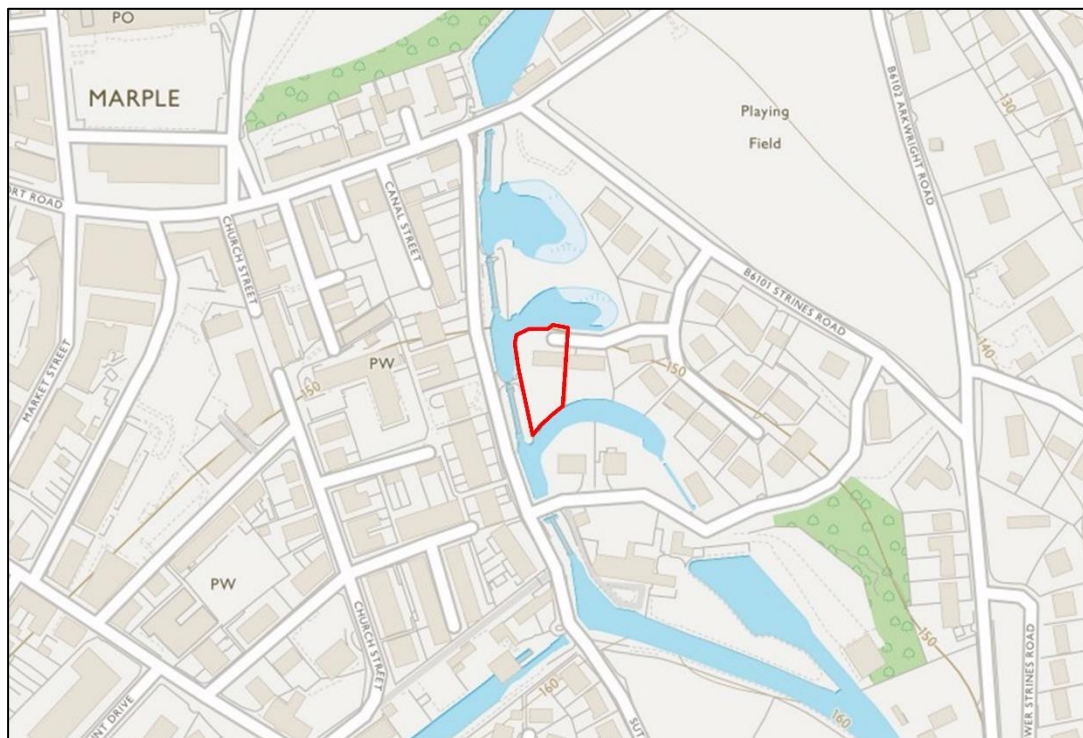


Figure 1 showing the location of the site

Description of Development

- 1.2 The site will be the subject of a planning application for the demolition of the existing property and the construction of a new detached dwelling in its place, along with a garden office and landscaping. An Extended Phase 1 Habitat Survey is required to provide an overview of the habitats present within the site and to assess any potential protected species issues on the site. A daytime bat survey is required to assess the potential use of the property by bats.

Biodiversity in Planning

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



2.0 METHODOLOGY

Extended Phase 1 Habitat Survey

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

Daytime Bat Survey

- 2.5 A daytime bat survey of the detached dwelling was undertaken to search for, and to assess the potential for, a bat roost.
- 2.6 An external assessment of the building was undertaken, which included, for example, looking for gaps between any soffit boards and walls, gaps between window frames and the walls, and looking for bat droppings on the walls and window ledges. An internal assessment was also carried out, with particular focus on gaps in walls, cracks in roof beams, and any evidence of bat activity, such as bat droppings, in the internal spaces.
- 2.7 A ground-level assessment of any trees affected by the proposals was also undertaken. This involved a search for potential roosting features (PRF's), including peeled bark, knot holes and branch splits.
- 2.8 A pair of close-focussing binoculars, a high-powered torch and, where necessary, an endoscopic camera, were used to search for evidence of bats.

Personnel and Seasonal Timing

- 2.9 Dr. Rachel Hacking (Principal Ecologist) and Joel Hacking (Senior Ecologist) carried out the surveys on the 29th March 2022. Both surveyors have many years of experience in habitat and protected species assessments and Joel holds a Natural England Level 2 Class Licence for bats (Ref: 2016-24701-CLS-CLS). March is a sub-optimal time of the year for botanical work, however due to the habitats present, a throughout assessment could be made at this time. Daytime bat surveys can be undertaken at any time of year. The weather at the time of the survey was sunny, cool and dry.



Survey Constraints

- 2.10 The building was fully accessible. The wider site was fully accessible. There were no constraints to the survey.



3.0 RESULTS

HABITATS

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

Bare Ground

- 3.2 Bare ground surrounds the dwelling, in the form of patios, paths and a parking area (see Photograph 1). This is mainly laid to flags with areas of hardstanding. A small area of bare ground occurs on the rear lawn where shrubs have been removed.



Photograph 1 showing the bare ground at the rear of the property

Introduced Shrub

- 3.3 Small shrub beds exist on site, as well as individual shrubs (see Photograph 2). Varieties include Camelia, roses, heathers, conifers, Pieris and bulbs.





Photograph 2 showing some of the shrubs

Amenity Grassland

- 3.4 Lawns exist on site, to the front, side and rear of the dwelling (see Photographs 3 and 4). These are mapped as amenity grassland and are species-poor and regularly mown. Species include Perennial Rye-grass *Lolium perenne*, Annual Meadow-grass *Poa annua*, Selfheal *Prunella vulgaris*, Creeping Buttercup *Ranunculus repens* and Dandelion *Taraxacum officinale* agg.



Photograph 3 showing amenity grassland at the front of the site





Photograph 4 showing amenity grassland at the rear of the site

Scattered Trees

- 3.5 A single-storey dwelling exists on site, with an attached storage building. This is described in more detail within the results of the daytime bat survey, below.

Scattered Trees and Shrubs

- 3.6 A small number of mature trees exist on the boundaries of the site; three at the front and one at the rear (see Photograph 5). The tree species are Silver Birch *Betula pendula* and Pedunculate Oak *Quercus robur*. Scattered garden shrubs also occur on site and on the boundaries.



Photograph 5 showing the mature trees at the front of the site



Species-poor Intact Hedgerow

- 3.7 Species-poor intact hedgerows exist on parts of the eastern, western and southern site boundaries (see Photograph 6). The eastern hedgerow comprises Cherry Laurel *Prunus laurocerasus* and this has recently been cut. The southern hedgerow comprises mature Leylandii. The western hedgerow includes Holly *Ilex aquifolium*, Hawthorn *Crataegus monogyna* and Beech *Fagus sylvatica* and this has also been recently cut (see Photograph 7).



Photograph 6 showing the eastern and part of the southern hedgerows



Photograph 7 showing the western boundary hedgerow



PROTECTED SPECIES

Great Crested Newt

- 3.8 Great Crested Newt *Triturus cristatus* is a European Protected Species under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit) and the species is fully protected under the Wildlife and Countryside Act 1981 (as amended).
- 3.9 No ponds exist on the site or within 250m of the site boundary. The canal basins which abut the site are considered unsuitable as Great Crested Newt breeding habitat due to their depth, the fact they support flowing water, waterfowl presence and lack of egg-laying material. The site supports limited suitable Great Crested Newt terrestrial habitat. The hardstanding and mown grassland are considered to be hostile habitats for amphibians. The shrub beds and hedgerow bases offer cover but are isolated habitats.

Bats

- 3.10 All bat species are European Protected Species. This is implemented in the UK through the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit). Bats are also protected under The Wildlife and Countryside Act 1981 (as amended).
- 3.11 The only building on site is the detached bungalow, with an attached storage structure. This was the subject of a daytime bat survey.

External Assessment

- 3.12 The bungalow is of relatively modern brick construction, with a pitched composite tile roof. The brickwork is in good condition, with no missing bricks or mortar (see Photographs 8 and 9). The windows are all intact. The frames are wooden and are weather but do not support suitable bat roosting cavities.



Photograph 8 showing the front of the dwelling





Photograph 9 showing the rear of the dwelling

- 3.13 The attached storage structure is also constructed of brick, with wooden panels in places (see Photograph 10). The brickwork is intact but the panels are weathered. The structure is open to the rear, with parts covered in chicken wire.



Photograph 10 showing the store

- 3.14 The main bungalow has a pitched, tiled roof (see Photograph 11). The tiles are all place, with no slipped tiles. The ridge tiles are intact and in good condition. Where the chimney exists, the brickwork is intact and the lead flashing at the base is flush to the brickwork and tiles. A ventilation pipe is also well-sealed at the base. The storage structure has a flat bitumen felt roof which is intact. The overhang is flush. A small corner is missing but this does not present a suitable bat roosting cavity.



Photograph 11 showing the roof of the bungalow

- 3.15 The building supports wooden bargeboards and soffits (see Photograph 12). Some of these are weathered but any peeling does not lead to suitable gaps or cavities for bats. The soffits are all flush to the brickwork.



Photograph 12 showing the soffits and bargeboards

Internal Assessment

- 3.16 The living spaces on the ground floor are well-maintained and well-lit. They do not support suitable bat roosting habitat. The house is currently not in use.

- 3.17 One large loft space is present. The main loft space is well-sealed (see Photographs 13 and 14). No daylight is visible within the loft space. The wooden beams are modern and intact, with no gaps or cavities for bats to exploit. The roof lining is all intact, with no tears. The void is lit with a single bulb and has been used for storage. Parts of the floor are boarded and other parts are part-insulated. The beams and lining are heavily cobwebbed and cobwebs occur from roof to floor. No evidence of bat activity was found within the bungalow. Rodent droppings are present.



Photograph 13 showing the roof void



Photograph 14 showing the roof lining and timbers

Trees

- 3.18 The trees on site were all inspected for bat roosting features, such as cavities, limb damage or peeling bark. No such features or staining or evidence of bat use could be found associated with these trees. Bats use linear landscape features for foraging and commuting and it is possible that bats forage and commute over the site, particularly the hedgerows, and the adjacent canal habitats.

Badger

- 3.19 Badgers *Meles meles* are protected under the Protection of Badgers Act 1992 and The Wildlife and Countryside Act 1981 (as amended)/The Wildlife and Natural Environment (Scotland) Act 2011. These Acts, for example, make it illegal to disturb a Badger whilst it is in a sett, to kill, injure or take a Badger and to obstruct the entrance to a Badger sett.
- 3.20 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity, such as latrines or snuffle holes, was located on site.

Water Vole & Otter

- 3.21 Water Vole *Arvicola terrestris* is fully protected under The Wildlife and Countryside Act 1981 (as amended). Otter *Lutra lutra* is a European Protected Species under the Conservation (Natural Habitats etc.) Regulations 1994. This is implemented in the UK through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Otter is also protected under the Wildlife and Countryside Act 1981 (as amended).
- 3.22 No suitable Otter or Water Vole habitat exists on site. The banks of the Peak Forest Canal were searched and assessed for these two species. The banks are shallow stone walls (see Photograph 15), with small pockets of mud at the basin edges. No aquatic vegetation is present and the canal itself is deep. The edges of the basins are fairly shallow with a deep centre. No burrows, holts, footprints or feeding remains were found at the canal edges.



Photograph 15 showing the

Nesting Birds

- 3.23 All bird species are protected at their nest under the Wildlife and Countryside Act 1981 (as amended) and The Wildlife and Natural Environment (Scotland) Act 2011.
- 3.24 The trees and hedgerows support suitable bird nesting habitat. No evidence of bird nesting was found at the dwelling.

INVASIVE SPECIES

- 3.25 No invasive, non-native species, as listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended), were found on or immediately adjacent to the site.

PROTECTED SITES

- 3.26 No statutory protected sites lie on the site or immediately adjacent to the site boundary. The nearest statutory protected site is Chadkirk Country Estate Local Nature Reserve (LNR), which lies 2.1km to the north-west. Compstall Nature Reserve Site of Special Scientific Interest (SSSI) lies just under 3km from the site to the north-east.
- 3.27 The site lies within a SSSI Impact Risk Zone, which lists certain types of development that may have a deleterious impact on protected sites nearby. The type of development proposed is not listed as a concern at this location.
- 3.28 No non-statutory protected sites exist on the site. The nearest non-statutory protected site is Peak Forest Canal Site of Biological Importance (SBI), which lies adjacent to the site to the north, west and south (the canal and associated basins).

4.0 ASSESSMENT

HABITATS

- 4.1 The Phase 1 Habitats present on the site are common throughout the UK. No nationally rare or locally rare plant species were located during the Extended Phase 1 Habitat Survey.
- 4.2 The site comprises mostly amenity grassland and bare ground, both habitats of low ecological value. The shrubs offer a limited pollen and nectar source for invertebrates. The trees and hedgerows are the most ecologically valuable habitats; offering nesting bird habitat and cover.

Development Context

- 4.3 The development proposals involve the loss of the building and a replacement dwelling on the same footprint. The garden office will be constructed at the rear of the garden (southern boundary). The remainder of the site will be retained as gardens with parking at the front. Therefore, the construction footprint is small and does not impact upon the canal, trees or hedgerows. Bird and bat boxes will be erected onto the retained trees and the gardens will be planted with a variety of flowering species, which will increase the ecological value of the site.

PROTECTED SPECIES

Great Crested Newt

- 4.4 No ponds exist on the site. No ponds exist within 250m of the site. The site mostly lacks suitable Great Crested Newt terrestrial habitat. Given the lack of breeding habitat in the locality, no further survey work is required, and Great Crested Newt is not considered to be a constraint on development at this time.

Bats

- 4.5 No evidence of bat activity was found at the dwelling on site. The building is in good material condition, with no suitable bat entry or exit points found. The loft void is well-sealed. Given the findings of the survey, the dwelling is considered to offer negligible bat roosting suitability. The trees do not support bat roosting features and these are to be retained. The trees offer negligible bat roosting suitability. The trees and hedgerows, coupled with the adjacent waterway, offer suitable bat foraging habitat. These features are to be retained and protected through a Construction Environmental Management Plan (CEMP) which will include a sensitive lighting scheme. No further bat survey work is required.

Badger

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

Water Vole & Otter

- 4.7 No evidence of Water Vole or Otter was found at the edge of the canal and associated basins. The canal banks where they adjoin the site are not considered to be suitable for Water Vole and Otter. No feeding remains were found. No construction will take place adjacent to the canal and the banks will be protected through a CEMP. No further Water Vole or Otter surveys or mitigation are required.

Nesting Birds

- 4.8 The site supports suitable bird nesting habitat, within the hedgerows and trees. If any work to these habitats will proceed within the bird nesting season (which is generally March-August), then a nesting bird check will be required immediately prior to any work commencing.

PROTECTED SITES

- 4.9 No statutory or non-statutory protected sites lie within the proposed development site. The nearest statutory protected site is Chadkirk Country Estate LNR, which lies 2.1km to the north-west. At this distance, and with barrier habitats between the LNR and the proposed development site, there is expected to be no deleterious impact on the LNR or other statutory protected sites from the development.
- 4.10 Peak Forest Canal SBI, a non-statutory designation, lies adjacent to the site, to the north, west and south. The construction zone is more than 8 metres from the SBI at its closest (the footprint of the existing dwelling). The SBI will be protected during the works with a Construction Environmental Management Plan (CEMP) which will include a sensitive lighting scheme. There is expected to be no deleterious impact upon the SBI from the development.

5.0 RECOMMENDATIONS

Further Survey Work

- 5.1 Protected species are a material consideration when a planning authority is considering a planning application. The presence of protected species, the effect of the proposed development and suitable mitigation, if required, must be established before planning permission can be granted. Following the findings from the Extended Phase 1 Habitat Survey, no further surveys are required.
- 5.2 Depending on whether any work is proposed to the trees or hedgerows in the future, the following survey may be required:
- **Nesting Birds** - If any work to the trees or hedgerows needs to be carried out within the bird nesting season (which is generally March to August), then a nesting bird survey will be required immediately prior to work commencing.

Habitat Enhancement

- 5.3 General recommendations to enhance the biodiversity value of the site are:
- Soft landscaping should include the provision of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates.
 - Bird boxes and bat boxes should be erected onto retained trees.
 - Tree planting of native species should take place.

6.0 REFERENCES

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APPENDIX A – PHASE 1 HABITAT MAP

