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Our Ref: 12123_R06_JD_TW
5th September 2022

'World of Pets', Timperley – Update Ecological Note

Context

1. This note has been prepared by Tyler Grange Group Ltd. on behalf of Harlex Property. It relates to land at the former World of Pets centre in Timperley. It has been produced to serve as an update ecological note to accompany the site's forthcoming Appeal, if ultimately requested. An outline application for up to 116 residential units in the site was made to Trafford Council (105905/OUT/21) in 2021 and was refused for non-ecological reasons which are not discussed in this note.
2. The applicant intends to submit an Appeal to the refusal and whilst ecological matters are not one of the reasons to be considered at any Appeal, this note has been produced to serve as an update ecological assessment if queried during the Appeal process.

Site History

3. Tyler Grange have completed a number of repeated ecological surveys during the site's planning application process. Full details of these surveys are presented in report **12123_R05a** produced by Tyler Grange and submitted with application 105905/OUT/21. This note should be read in conjunction with the previous report for full context. The findings of the previous surveys and assessments can be summarised as:
 - No adverse impacts on any statutory designated nature conservation sites;
 - Impacts on Timperley Brook Site of Biological Importance (SBI) mitigated for through the adoption of a Construction and Environmental Management Plan (CEMP);
 - Badgers – likely absence of badger setts within the site (surveys 2019 and 2021);
 - Bats – roost surveys completed in 2019 and 2021 confirmed the continued likely absence of bats within the site;
 - Birds – recommendation for sensitive site clearance methods;
 - Great crested newt (GCN) and other amphibians – surveys in 2019 confirmed likely absence of GCN within the site and considered to remain likely absent in 2021 update assessment;
 - Reptiles – considered likely absent from site;
 - Water vole/otter – surveys (2019 and 2021) confirmed likely absence within site and along Timperley Brook;
 - Invasive species – widespread presence of invasive non-native species and a requirement for eradication/control programme;
 - Minor loss in Biodiversity Value assessed with DEFRA metric;
4. Following submission of the above survey results (detailed in report **12123_R05a**), the ecological consultee for the council, Greater Manchester Ecology Unit (GMEU), concluded the following in their consultation response. Full details of the consultation response are appended to this note for transparency.

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"It has been confirmed that there will be a net loss of biodiversity on-site based on the current layout. Off-site compensation or an amendment to the layout would be required. Other ecological issues relating to protected species, nesting birds, invasive species and proximity to Timperley Brook are likely resolvable via condition and/or informative if permission was granted"

5. The purpose of this note is to provide an updated baseline habitat/protected species assessment of the site to identify the need for any further mitigation or surveys beyond those already completed or can be appropriately secured via planning condition.

Methods

6. This updated assessment is based on an updated Extended Phase One Habitat Survey, Building Preliminary Roost Assessment Survey and Badger Survey of the site completed by Joseph Dance, Associate at Tyler Grange. The survey was completed on the 22nd of August 2022. It followed the methodology of the surveys previously completed within the site (see report **12123_R05a**).

Results and Impact Assessment

Statutory Nature Conservation Sites

7. There are no changes to the site's proximity to or anticipated impacts (none) on statutory nature conservation sites.

Non-Statutory Nature Conservation Sites

8. Timperley Brook SBI remains present within the site, although it should be noted that Himalayan Balsam has spread and the riparian corridor within the site is now dominated by dense ruderal vegetation (see habitats section). Other than this, no additional impacts are expected on Timperley Brook or King George V Pool which cannot be mitigated for through an appropriately worded planning condition requesting a robust method statement as part of any CEMP, as recommended by GMEU.

Habitats

9. The majority of habitats within the site are as noted within report **12123_R05a**, which was based on an updated Extended Phase One Habitat Survey completed in April 2021. It should be noted that since this time, the site is no longer operational and, with the exception of the amenity grassland field, is not under any management. Consequently, several areas are more overgrown than previously reported. These differences are discussed in **Table 1** below, and a revised Habitat Features Plan has been prepared to outline the current type and distribution of habitats within the site. This can be seen in drawing **12123/P02a** appended to this note. Each number reference correlates to the number reference on the accompanying Habitat Features Plan.



Table 1 – Habitat Update Summary

Compartment Reference/Habitat	2022 Update
Amenity grassland	As recorded in 2019/2021 but it was noted that the northernmost parcels were not subject to any management and were overgrown. The large southern parcel remained as a close-cut sward.
Buildings and Hardstanding	Unchanged in distribution and description since 2021.
Species-poor semi-improved Grassland (Parcel 01)	<p>The grassland/scrub mosaic noted in the west of the site in 2019 and 2021 has been left unmanaged and now comprises a mosaic which is more dominated by tall ruderal vegetation and scrub, with grassland being a more minor component. The ruderal species are dominated by common nettle <i>Urtica dioica</i>, willowherb species and thistles <i>Cirsium sp.</i></p> <p>As such, this has been re-classified as tall ruderal vegetation, which is of negligible ecological importance.</p>
Hedgerow	Unchanged in distribution and description since 2019/2021.
Invasive species	Himalayan balsam <i>Impatiens glandulifera</i> now forms the dominant species in the southernmost section of the site along the Timperley Brook corridor, and is also rapidly spreading elsewhere in the unmanaged sections of the site. Giant hogweed <i>Heracleum mantegazzianum</i> and Japanese knotweed <i>Fallopia japonicum</i> also continue to persist within the site.
Ponds	All of the ornamental ponds in the north of the site are still present, but since the site is now not operational are not under any management or re-watering so are drier and in poorer quality than previously noted. Pond 7 in the south of the site could not be accessed due to the denseness of the vegetation in this area but is assumed to remain present.
Scattered trees and scrub	Unchanged in distribution since 2019/2021.



Tall ruderal vegetation	This habitat type has been unmanaged and is now more extensive in its coverage, now dominating the southern part of the site (Parcel 02). Himalayan balsam is now the dominant species.
Ephemeral/scrub vegetation	This habitat mosaic was noted in the far southwestern corner of the site and whilst scrub has encroached and tall ruderal is more abundant, low-lying ephemeral vegetation dominated by red clover <i>Trifolium pratense</i> is still present. Overall, however, this habitat has been re-classified as tall ruderal vegetation with scattered scrub throughout.

Protected/Notable Species

10. **Table 2** below presents the previous results of survey work relating to each species/species group against the updated assessment completed as part of this note.

Table 2 – Protected/Notable Species Summary

Species	Previous Results	Current Results	Impact Assessment
Badger	Absent during surveys in 2019 and 2021.	No direct evidence of badgers, but mammal paths were present and density of scrub/ruderal vegetation prevented complete access.	As previous – recommendation for updated badger survey prior to commencement of development, controlled by planning condition.
Bats	Absent in buildings during repeat surveys completed in 2019 and again in 2021.	Updated nocturnal surveys have not been completed at this point, but the buildings continue to be in the same condition as previously recorded and the same ‘potential’ to support roosting bats. Tree with moderate bat roost potential continues to be retained.	As suggested by GMEU, repeat surveys have confirmed the absence of roosts within the site and therefore this species group is not reasonably likely to be affected. Update surveys on each building have been suggested as part of the Reserved Matters process.



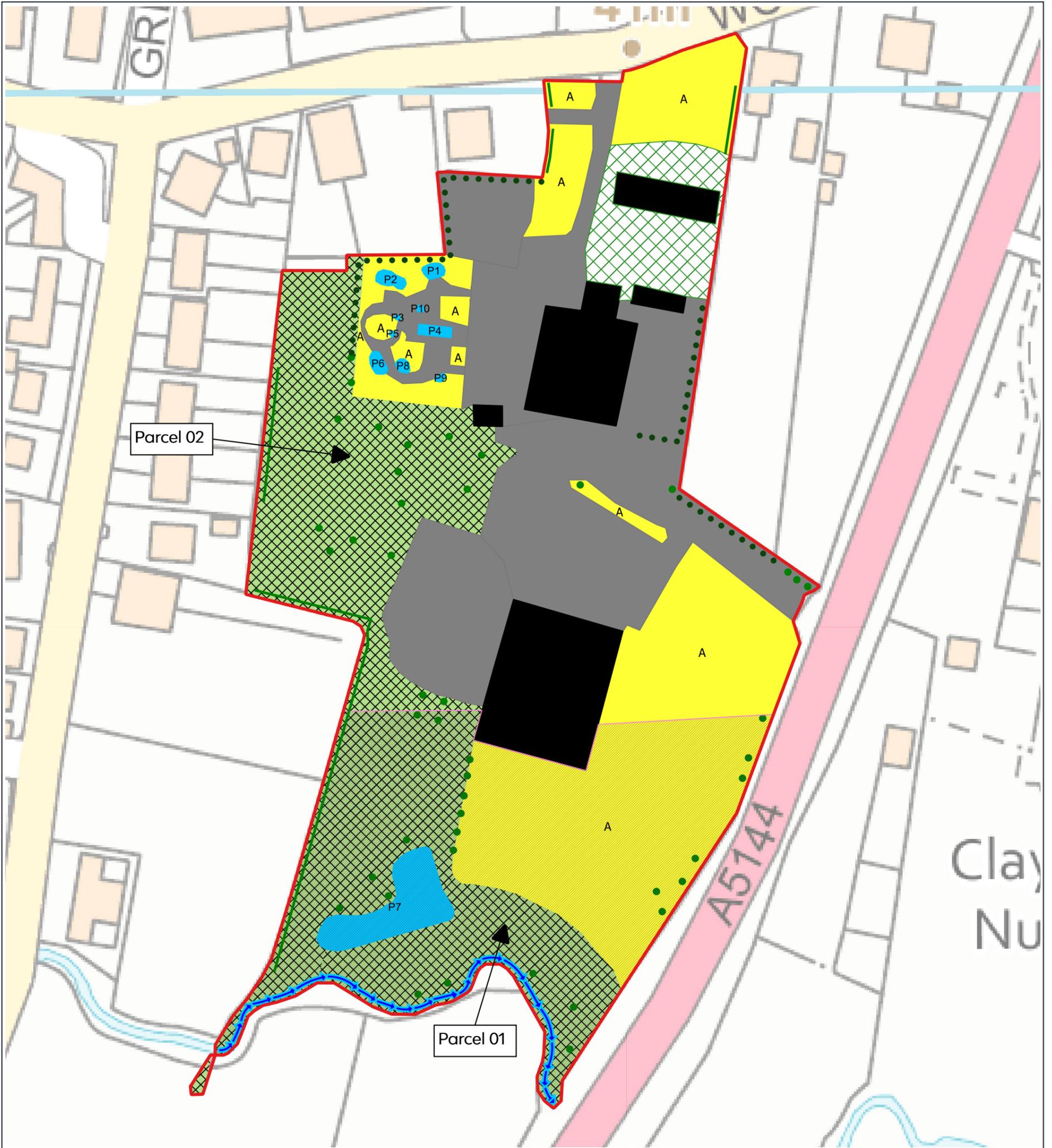
Birds	N/A – recommendation for sensitive clearance methods and enhancement measures.	N/A – as previous.	N/A – as previous.
Great crested newt	Full surveys of ponds within and adjacent to site in 2019 confirmed absence of GCN. Agreed with GMEU that 2021 surveys would not be needed, and only needed at the point of Reserved Matters.	Ornamental ponds in the north of the site still contain water but are lined and concrete-sided, so continue to offer very few opportunities for breeding GCN. Pond 7 apparently dry (although noted at the end of a drought spell).	Given the barriers to GCN/amphibian dispersal that exist around the site and the poor quality of the ponds within the site, the likelihood of GCN presence continues to be exceptionally low. Recommendation for update surveys via planning condition.
Reptiles	No surveys completed, considered likely absent.	No surveys completed, considered likely absent.	Sensitive clearance methods recommended to protect herptiles in general during site clearance activities.
Otter/water vole	Repeat surveys of Timperley Brook (2019 and 2021) have confirmed the likely absence of these species within Timperley Brook where it is adjacent to the site + 50m up and downstream.	No surveys completed in 2022, Timperley Brook remains unchanged in value to these species.	As previously suggested by GMEU, recommendation for pre-commencement survey prior to development.



Conclusion

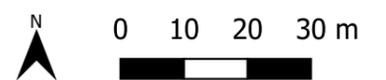
11. The results of the updated assessments detailed in this report have confirmed that the site remains fundamentally unchanged in terms of its importance to protected/notable species and there is no recommendation for further surveys to inform the site's planning application determination. Impacts to habitats and protected sites remain unchanged since previously assessed and there is no recommendation for any further mitigation measures beyond those proposed to be controlled by planning condition.

Joseph Dance
Associate



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- Site Boundary
- A Amenity Grassland
- Building
- Brook
- Dense Scrub
- Hard Standing
- Hedge
- Hedgerow - non-native
- Line of Trees - non-native
- Pond
- Tall Ruderal with Scattered Scrub
- Tree
- Wildlife Corridor ENV10



Project	World of Pets, Timperley
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	12123_P02a
Date	August 2022
Checked	JD

