



**BIODIVERSE**  
**CONSULTING**

# **HOLLIN CROSS LANE**

**CONSTRUCTION ECOLOGICAL  
MANAGEMENT PLAN**

**FOR: DS & CO DEVELOPMENTS LIMITED**

**REF: BIOC25-429 | V1.0**



| CLIENT                                                                            | PROJECT       |                      |
|-----------------------------------------------------------------------------------|---------------|----------------------|
| DS & Co Developments Ltd<br>61 Rodney Street<br>Liverpool<br>Merseyside<br>L1 9ER | Project Name: | Hollin Cross Lane    |
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# 1 INTRODUCTION

## 1.1 SITE LOCATION & DESCRIPTION

The Site is located south of Hollin Cross Lane, Glossop, SK13 8JH at an approximate central grid reference of SK 03058 93516 as illustrated in Figure 1. The Site currently consists of a former care facility. There are three buildings, along with broad-leaved woodland, scrub, and grassland habitats. Long Clough Brook borders the Site to the south.

**FIGURE 1: SITE LOCATION**



## 1.2 REPORT OBJECTIVES

The CEcMP aims to ensure that the ecological receptors within the site are protected during the construction process through avoidance and mitigation measures. This report is based on the findings and assessment presented within the Ecological Assessment produced by Ecology Solutions<sup>1</sup>, the Ecological Management Plan produced by Rachel Hacking Ecology<sup>2</sup> and the bat survey results from Rachel Hacking Ecology<sup>3</sup>. This CEcMP is submitted pursuant to condition 24 of permission HPK/2023/0025.

<sup>1</sup> Ecology Solutions (2020) Ecological Assessment 2020

<sup>2</sup> Rachel Hacking Ecology (2021) Ecological Management Plan – REV B

<sup>3</sup> Rachel Hacking Ecology (2023) Bat Surveys at Land South of Hollincross Lane, Glossop



### 1.3 DEVELOPMENT PROPOSALS

The development proposal comprises the partial demolition and conversion of building B1, as well as the complete demolition of buildings B2 and B3 (see Appendix A for the current Site plan). The Site will be redeveloped to include 24 dwellings, access, parking and landscaping.



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## 2 LEGISLATION

### 2.1 THE WILDLIFE AND COUNTRYSIDE ACT 1981

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act (CROW) 2000 and the Natural Environment and Rural Communities Act (NERC) 2006, is the main legislation that protects wildlife in Great Britain and is the mechanism for defining and protecting nationally important Sites of Special Scientific Interest (SSSI). The legislation makes it an offence to:

- Intentionally kill, injure, or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure, or take any wild animal listed under Schedule 5 to the Act (including bats, great crested newt, and reptiles); intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection; and
- Pick or uproot any wild plant listed under Schedule 8 of the Act. Schedule 9, Part II of the Act also lists many species for which it is an offence to plant, or otherwise cause to grow, in the wild. Any material containing Japanese knotweed is also identified as controlled waste under the Environmental Protection Act 1990 and must be disposed of properly at licenced landfill according to the Environmental Protection Act (Duty of Care) Regulations 1991.

### 2.2 THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017

The Conservation of Habitats and Species Regulations 2017 (the 'Habitat Regulations'), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, establish the requirements for protecting sites that are internationally important for threatened habitats and species – the National Site Network – and thus the requirement for a 'Habitat Regulations Assessment' of plans or developments with potential to affect them.

The Habitat Regulations also establish the strict protection of some species – European Protected Species, including Great crested newt – and make it an offence to deliberately capture, kill or disturb certain wild animals, and to damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time).



## 2.3 NATURAL ENVIRONMENT AND RURAL COMMUNITIES (NERC) ACT 2006

The NERC Act 2006 places a duty on local planning authorities to have due regard for biodiversity and nature conservation during their operations, and thus ensures that biodiversity is a key consideration in the planning process. The Act also establishes a list of species and habitats of principal importance for the conservation of biodiversity. Such species include hedgehog.

## 2.4 PROTECTION OF BADGERS ACT 1992

Badgers receive strict protection under the Protection of Badgers Act 1992, which prohibits the taking, injuring, selling, possessing, or killing of badgers and makes it an offence to ill-treat any badger, damage, destroy, disturb, or cause a dog to enter a badger sett.

## 2.5 BIODIVERSITY ACTION PLAN

The UK Biodiversity Action Plan (UK BAP) was developed to fulfil the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. The UK Post-2010 Biodiversity Framework succeeded the UKBAP and expired in 2019, but the UKBAP priority species and habitats are retained through the NERC Act 2006. Regional and local BAPs have also been developed for species/habitats of nature conservation importance at regional and local levels.



### 3 SUMMARY OF ECOLOGICAL FEATURES

The following table summarises the identified ecological receptors and relevant protection measures. The Ecological Assessment provides further information about the baseline condition of these features.

| RECEPTOR                            | POTENTIAL IMPACT                                                                                                                                                                                                                  |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Birds                               | <ul style="list-style-type: none"> <li>• Destruction of or damage to nests</li> <li>• Visual and aural disturbance</li> <li>• Loss of habitat</li> </ul>                                                                          |
| Bats                                | <ul style="list-style-type: none"> <li>• Disturbance and reduction in Site value through increased lighting</li> <li>• Disturbance of or damage to potential roosts</li> <li>• Loss of habitat</li> </ul>                         |
| Amphibians<br>(Great crested newts) | <ul style="list-style-type: none"> <li>• Kill/injure amphibians</li> <li>• Disturbance/destruction of great crested newt (GCN) resting site and/or kill or harm them</li> </ul>                                                   |
| Reptiles                            | <ul style="list-style-type: none"> <li>• Kill/injure reptiles</li> <li>• Disturbance</li> </ul>                                                                                                                                   |
| Badger                              | <ul style="list-style-type: none"> <li>• Kill/injure/disturb individual badger</li> <li>• Damage/destruction of a badger sett</li> <li>• Obstruct access/disturb a badger using the Site for breeding/resting/shelter.</li> </ul> |
| Priority species<br>(Hedgehog)      | <ul style="list-style-type: none"> <li>• Disturbance</li> <li>• Loss of habitat</li> </ul>                                                                                                                                        |



| RECEPTOR                        | POTENTIAL IMPACT                                                                                        |
|---------------------------------|---------------------------------------------------------------------------------------------------------|
| Watercourse (Long Clough Brook) | <ul style="list-style-type: none"><li>Liquid runoff from Site works entering the watercourse.</li></ul> |



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## 4 METHOD STATEMENTS

### 4.1 INTRODUCTION

The Method Statements (MS) described here are the practical measures and best practice required to avoid or reduce impacts during Site clearance and construction.

### 4.2 GENERAL

#### 4.2.1 Purpose

To ensure that the Site is cleared in a manner that is legally compliant and ecologically sensitive. It should also be noted that the Site clearance MS does not include removal or treatment of invasive species, if relevant.

#### 4.2.2 Avoidance and Mitigation Protocols

- An Ecological Clerk of Works (ECoW) should be appointed to provide advice and supervision before and during construction.
- The ECoW will have the authority to revise the approach set out in this CEcMP to match prevailing conditions.
- Site Foreman/lead contractor will be provided with this CEcMP prior to commencing works onsite and the details of the appointed ECoW.
- All contractors will receive a toolbox talk from the ECoW prior to commencing works onsite. The toolbox talk will cover legislation, identification, and sensitive working practices.
- All excavations must be closed overnight to avoid trapping any wildlife which may fall in. If closure is not possible, the creation of sloping escape ramps will be used which may be achieved by edge profiling at a 45° angle or by using planks large enough for a person to walk up, to provide animals with an exit route. Any trenches not closed overnight will be checked for protected and notable species each morning prior to the recommencement of works.
- Any chemicals required during the construction works will be stored in accordance with best practice guidelines. An appropriate locked container should be used when not in use and spill kits will be available onsite at all times.
- No fires will be lit.
- Open pipework with an outside diameter of 150mm or larger will be blocked off at the end of each working day to avoid trapping animals.



- Attention will be paid to Site hygiene with food and waste disposed of appropriately.

## 4.3 BATS

### 4.3.1 Bat Identification and Field Signs

Bats are most commonly seen flying at low levels in the summer months at dusk or dawn. The smaller species of bats encountered in the UK are around the size of a matchbox and can fit through very small gaps, around the width of a thumb. They have brown-sandy coloured fur and may be found singly or in large groups within crevices in buildings or trees.

Field signs which indicate the presence of bats include small droppings less than 10mm in length, similar to mouse droppings but, unlike mouse droppings which are hard, bat droppings will crumble if pressed.

### 4.3.2 Avoidance and Mitigation Protocols

The 2023 Bat Survey report concluded that buildings B1 and B2 supported day roosts for common pipistrelle (two and four individuals were seen emerging from each building respectively). The Site was assessed as having high potential to support roosting bats. Foraging and commuting behaviour was observed around the buildings and woodland. The following avoidance measures will be implemented to prevent the killing, injuring or disturbance to any bats, and avoid damage to any potential roosts onsite:

- Demolition of buildings B1 and B2 will not be undertaken unless under an appropriate Natural England Licence.
- Demolition of buildings B1 and B2 will be undertaken under the terms of the relevant Natural England licence. Working methods will include removal of key features around potential bat roosting features by hand & supervision of this removal by a suitably qualified and licensed ecologist.
- Suitable bat boxes will be installed on a nearby tree or building to ensure bats have an alternative roost during works.
- Demolition of all buildings will be avoided within the hibernation period (November to March inclusive).
- Should any bat be encountered, all works must stop immediately and the ECoW contacted to advise on how best to proceed. Do not handle the bat(s).
- During construction, minimum lighting will be used. If lighting must be used, and where compatible with Health and Safety requirements, it will be designed to be positioned away



from the key commuting areas (the woodland edges and the watercourses) and away from the areas identified as having the most activity (the buildings and neighbouring habitats).

- If possible, lighting will be limited to avoid the periods when bats are most active (April – October between the hours of dusk and dawn).

## 4.4 BIRDS

### 4.4.1 Identification of Nests and Breeding Behaviour

Observations of behavioural characteristics during the nesting process is an effective method of identifying a potential breeding bird. These include five stages:

- Courtship/pairing – males will display/sing within a territory to attract females and guard their territory from other members of the same species.
- Nest building – birds that have paired up will begin construction of a nest by repeatedly visiting sheltered areas to gather materials.
- Mating – upon completion of the nest, the pairs will copulate in the early hours of the morning usually over multiple days.
- Egg incubation – birds will anchor themselves down over the nest and eggs. Approaches to coparenting can vary between species, such as, feeding runs and alternate incubation between the male and female.
- Hatching/fledging – typically over several weeks the parent birds will repeatedly visit areas to forage and feed young.

### 4.4.2 Avoidance and Mitigation Protocols

The following methods will be implemented to avoid impacts on birds:

- No Site clearance or ground works to take place between March to August (inclusive).
- If nests are present in a works area, the ECoW will advise on suitable precautions, such as exclusion zones within which works will not be permitted until the nest has been confirmed to be vacated.
- If a nesting bird is identified in a works area outside of the core nesting season, the ECoW will be contacted to check the nest and advise on how to proceed.



## 4.5 AMPHIBIANS AND REPTILES

### 4.5.1 Amphibian and Reptile Identification

| SPECIES            | IDENTIFICATION                                                                                                                                                                                                                 |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AMPHIBIAN</b>   |                                                                                                                                                                                                                                |
| Common toad        | <ul style="list-style-type: none"> <li>Up to 8 – 13 cm in length with brown to grey/green warty skin. Moves with a lumbering walk or small hop.</li> </ul>                                                                     |
| Common frog        | <ul style="list-style-type: none"> <li>Up to 6 – 9 cm in length with olive green to yellow brown smooth skin. Usually spotty or stripy with dark patches behind the eyes. Moves by hopping.</li> </ul>                         |
| Smooth newt        | <ul style="list-style-type: none"> <li>Up to 10 – 11 cm in length. Males are brown/olive and females light brown. Underside is usually yellow/orange with black spots.</li> </ul>                                              |
| Palmate newt       | <ul style="list-style-type: none"> <li>Up to 7 – 11 cm in length. Males are brown/olive with a ridge running down their back, females are yellow/brown.</li> </ul>                                                             |
| Great crested newt | <ul style="list-style-type: none"> <li>Up to 15 cm in length – largest newt species. Skin is black/dark brown and has rough warty appearance. Underside is vivid orange/yellow with irregular black spots/blotches.</li> </ul> |
| <b>REPTILE</b>     |                                                                                                                                                                                                                                |
| Adder              | <ul style="list-style-type: none"> <li>Up to 70 cm in length. Colourations vary – males are usually grey with black zigzag markings and females light brown with dark brown zigzags markings.</li> </ul>                       |
| Grass snake        | <ul style="list-style-type: none"> <li>Up to 70 – 120 cm in length. Body colour can vary from bright green/dark olive/brown. Distinct cream/yellow collar and round pupils.</li> </ul>                                         |
| Slow worm          | <ul style="list-style-type: none"> <li>Up to 50 cm in length. Males are grey/brown and females brown with dark sides. Shiny appearance.</li> </ul>                                                                             |
| Common lizard      | <ul style="list-style-type: none"> <li>Up to 15 cm in length including tail. Usually brown but colour variants include yellow/green/black.</li> </ul>                                                                          |



#### 4.5.2 Avoidance and Mitigation Protocols

The Site work will follow avoidance measures which will be implemented to prevent impacts on amphibians and reptiles:

- If great crested newt (GCN) are observed at any stage of the development all works must cease immediately and the ECoW alerted.
- You must be 100% sure that you do not have a GCN before carrying on with works.
- Records of all amphibian and reptiles encountered onsite should be kept and the ECoW should be notified of any encounters.
- It is not anticipated that the Site supports a notable assemblage of reptiles; however, should multiple reptiles be found during the period of works, a revised MS may be required.
- An area will be designated for translocation of amphibian and reptile species by the ECoW.

The following general protection measures will be implemented to reduce the likelihood of amphibians or reptiles being disturbed, killed, or injured:

- No hibernacula and /or refugia to be disturbed during Site clearance without first being checked and cleared by the ECoW.
- If an amphibian or reptile is encountered, the ECoW will be contacted with a description or photograph. A suitable course of action will be implemented between the ECoW and Site manager in order to protect the animal. The action taken may vary depending on the species involved, weather conditions and time of year.

### 4.6 BADGER

#### 4.6.1 Badger Identification

Badgers are most easily identifiable by the distinct black and white striped head and muzzle. The upper body is covered by long coarse, black-banded, white hairs and their legs and undersides are black. They have small heads, small eyes, a short neck, and a short tail. The average adult length, from head to tail, is approximately 1m with an average weight of 8-14kg. Due to the species elusive nature, it is more likely that field signs are found than the individuals themselves.

#### 4.6.2 Badger Field Signs

| FIELD SIGN  | DESCRIPTION                                                                                                                                       |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Badger sett | A sett is usually made up of multiple 'D' shaped entrance holes with the ground around the used entrances free of vegetation, these holes lead to |



| FIELD SIGN                        | DESCRIPTION                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | linked tunnels which contain sleeping and nursery chambers. Due to the wording of the legislation, it is important to note that badger setts can include natural holes, voids in rock or spaces under buildings if showing signs of current use.                                                                                 |
| Latrine and territory demarcation | Badgers dig holes in which they defecate and urinate in order to mark their territory to other badger clans. They use groups of dung pits called latrines which tend to be at boundaries such as fences, or the edges of fields and woods. Badgers will occasionally defecate on the ground or on raised surfaces such as walls. |
| Badger tracks                     | Badger paws have five toes and long sharp claws used for digging. Prints are distinctive, usually but not always displaying five toe marks and the claws at the front of the print.                                                                                                                                              |
| Foraging signs                    | Foraging signs are often evident where badgers have been searching for food. 'Snuffle holes' where badgers have inserted their noses into the vegetation in a search for earthworms, and scrapes and diggings in the ground can be indications of badger activity.                                                               |

#### 4.6.3 Avoidance and Mitigation Protocols

The following avoidance measures will be implemented to prevent unlicensed sett damage/destruction, to prevent the killing or injuring of any badgers, and to reduce disturbance onsite for badgers:

- Should setts be identified by an ECoW during a pre-construction check (48 hours prior to commencing works) or during any phase of the development, all work must stop and an ECoW be contacted. Further surveys and assessment will be required before work can commence in order to determine if a licence is required from Natural England to facilitate further work.
- For the Site clearance phase, works will be avoided, where possible, between sunset and sunrise in order to reduce the risk of disturbance to foraging badgers. After the Site clearance is complete, these time restrictions can be removed as badgers will be less likely to use the Site.



## 4.7 HEDGEHOG

### 4.7.1 Hedgehog Identification

The hedgehog is a nocturnal mammal of around 16 – 26 cm in length with most of its body covered by brown and white spines. Footprints can be found in soft ground such as mud. They are five-toed, and their prints are usually 2-3cm in width (see Figure 2).

**FIGURE 2: HEDGEHOG FOOTPRINTS**



In foraging areas, excrement can be found. They are approximately 1.5-5cm long and often have a metallic appearance due to the mammal's diet (see Figure 3).

**FIGURE 3: HEDGEHOG DROPPINGS**



### 4.7.2 Avoidance and Mitigation Protocols

Hedgehog will be safeguarded by implementing measures set out in Section 4.2 to reduce the likelihood of this species being killed or injured by the development.

The following methods should be applied to the project to avoid impacts on Hedgehogs:

- A pre-clearance Site check over survey must be carried out immediately before Site clearance/ GI works by a suitably qualified ecologist to assess the suitability of the Site for Hedgehogs and to determine the presence of any Hedgehog or evidence field signs.



- No potential refuge features should be removed unless checked by a suitably qualified ecologist. Any refuges present onsite must be dismantled by hand under ecological supervision.
- If Hedgehog is found onsite it should be carefully picked up and placed into a clean bucket to be moved to a suitably vegetated area offsite.
- Any brash or arisings should be removed and disposed of offsite. No piles of cut vegetation which could provide potential refuge for hedgehog should be left onsite.
- All excavations must be closed overnight to avoid trapping any wildlife which may fall in. If closure is not possible the creation of sloping escape ramps will be used which may be achieved by edge profiling at a 45° angle or by using planks large enough for a person to walk up in order to provide animals with an exit route. Any trenches not closed overnight will be checked for protected and notable species each morning prior to the recommencement of works.
- Open pipework with an outside diameter of 150mm or larger will be blocked off at the end of each day to avoid trapping animals within.

## 4.8 WATERCOURSES

### 4.8.1 Mitigation Protocols

Long Clough Brook, situated to the south of the Site, will be protected by the following mitigation measures to avoid degradation of the watercourse.

- A 1.8m high protective/exclusion fence will be erected at least 5m from the bank of the Brook prior to the commencement of Site clearance. The fence will remain intact throughout the construction phase.
- The fence material can be metal or wood and must be robust to remain intact.
- A sign will be erected on the fence, detailing the reason for the fence and stating that the fence must not be broken or affected by any construction activities.
- The fence will be regularly inspected by construction personnel i.e. weekly, and any breaches to the fence fixed as soon as possible.
- Potential run-off from site clearance and construction activities must be managed and prevented from entering the watercourse.
- Any swilling of the site will be avoided. Waste must be collected and removed from site.
- The watercourse provides suitable foraging habitat for bats, the sensitive lighting scheme for the edge of the woodland will also protect the watercourse.



## 4.9 INVASIVE SPECIES

There are two invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) which have been previously recorded on site and are at risk of regrowth.

### 4.9.1 Identification

#### 4.9.1.1 Japanese Knotweed

Japanese knotweed *Fallopia japonica* is widespread and often found on riverbanks, waste grounds and roadside verges. The key identification features include:

- Heart-shaped light green leaves with a flat base,
- Stems grow in a zig-zag pattern.
- The main stems are speckled with purple/red and have regular nodes, with a similar appearance to bamboo.
- Rhizome crown at the base of the plant.
- Small creamy white flowers growing in clusters in late summer, around 10cm in diameter.

#### 4.9.1.2 Himalayan Balsam

Himalayan Balsam (*Impatiens glandulifera*) forms dense stands and is often along riverbanks and in damp woodlands. Key identification features include:

- Upright fleshy stems, up to 2m in height;
- Usually pink-purple, trumpet shaped flowers with a sweet sent (July to September);
- Characteristic leaves up to 15cm long sometimes with a reddish mid rib. Leaves positioned alternately in whorls or 3-5; and
- Seed capsules 2.5cm long which hang on red stalks.

Himalayan balsam can be difficult to identify in winter, instead look for the distinctive root structure.

### 4.9.2 Mitigation Protocols

For monitoring and removal protocol relating to invasive species, see the Landscape Biodiversity and Ecological Management Plan and the Invasive Species Management Plan (reports still to be issued).



# APPENDICES

## APPENDIX A: CURRENT SITE PLAN





# **BIODIVERSE**

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