



PRELIMINARY ECOLOGICAL APPRAISAL (PEA)

BROAD OAK TERRACE, BURY, BL9 7ST
for
PAUL NEWSHAM

RESULT INDICATOR OF THIS SURVEY

☐ **GREEN.** On present information, the proposals are expected to have no or only minor adverse impacts on ecology & biodiversity, and some net gains. In terms of ecology, the project can proceed providing all the recommendations are met, enforced and monitored.

May 2026
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PRELIMINARY ECOLOGICAL APPRAISAL	
Surveyor	Paul Preston (PP)
Confirm site risk assessment completed	YES
Site address	Broad Oak Terrace, Bury BL9 7ST
Project proposed if known	Construction of a new domestic garage building
Boundary as specified by client	YES
Central OS Grid Ref.	SD 83339 11418
Survey date	28/04/2026

REPORT CONTROL	
General Report Information	
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REPORT TITLES — AN EXPLANATORY NOTE.

PEA of a site is exactly that: an examination of a defined area that includes a walk-over to provide a reliable basic reference for clients. The terminology for reports varies between practitioners.

For more extensive or ecologically complex sites, please be aware that an EcIA - Ecological Impact Assessment and/or other more detailed examinations may be required, and please remember that, in any case, all basic surveys may identify matters that require more thorough investigation. PEAs may not be sufficient for a formal Planning Application.

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INTRODUCTION

As almost all ecological surveys relate to a planning application, it is useful to consider our work in this context. British Standard 42020: 2013 *Biodiversity. Code of practice for planning and development* is helpful in this respect as it makes recommendations in the five typical stages of a planning application:

- Stage 1 (pre-application) — biodiversity in project design, the mitigation hierarchy (avoidance, adequate mitigation, or as last resort compensation), the impacts with constraints and opportunities, proportionality, surveys and reports;
- Stage 2 (validation, registration) — ensuring submitted information is sufficient;
- Stage 3 (decision making) — consultation, further information if needed, resolving issues;
- Stage 4 (determination) — setting deliverable Conditions, obligations if not covered by Conditions, additional consents that may be needed;
- Stage 5 (implementation) — protecting wildlife/biodiversity during construction, long term management and monitoring.

We are often only contacted after a project has been designed, which can be costly and problematic if biodiversity has not been sufficiently considered, especially since BNG is now mandatory in many cases. We always ask clients to contact us at the very earliest stage of a project, preferably when options for alternative sites are available. This can save significant costs and delays. We can and do assist with all five stages. The PEA is primarily confined to Stages 1 and 2 but, subject to any more detailed investigations that may be required, we can provide text suitable for incorporation as Conditions where relevant and we can offer assistance in negotiating, writing and discharging them. When appropriate, as is commonly the case to ensure the overarching aim of No Net Loss but rather Net Gains to Biodiversity, we can take full responsibility for all long term ecological management and monitoring as an exclusive service through our Estates division.

FURTHER WORK LIKELY TO BE NEEDED

FURTHER WORK LIKELY TO BE NEEDED	
From observations of this site check, is further work likely to be needed regarding notable/protected species, habitats, planning policy, biodiversity duty, BNG or related regulatory compliance?	Yes
<u>Work likely to be required if “yes”:</u>	
<i>General Wildlife Recommendations</i> The following recommendations are suitable for general wildlife including mammals and herpetofauna . Recommendations include: • Excavations left overnight shall be covered or a ramp down into the excavation shall be provided to ensure any animals that enter can safely escape. • Pipes that may entrap wildlife are covered and/or capped off. • Good management practices that ensure animals do not use construction materials and/or arisings as refugia and that waste management does not entice wildlife to forage within construction areas. • Should any wildlife enter construction areas during active works (i.e., an individual hedgehog, fox etc.), the works shall immediately cease within a 30m buffer of the animal, until the animal has left the active working area of its own accord and • If any protected species, or evidence of protected species, is uncovered during the works on site (e.g., great crested newts, reptiles, invasive species) a stop works notice must be issued whilst the project ecologist is contacted to attend site and determine a way forward	
<i>Sensitive Lighting for Bats</i> Sensitive lighting is recommended to minimise impacts upon foraging and commuting bats within the wider area: • Utilise low level lighting that is as directional as possible and preferably below 1 lux; • Any lighting used during construction shall face away from the woodlands. • Eliminate bare bulbs and any upward pointing light to minimise light spill. The spread of light should be kept near to or below horizontal, using for example flat cut off lanterns; • Avoid excessive lighting beyond that which is required for safety and to comply with building regulations; • Utilise narrow spectrum bulbs to lower the range of species affected by lighting; • Use light sources that emit minimal ultra-violet light and avoid the white and blue wavelengths of the light spectrum to avoid attracting lots of insects; • Utilise low- or high-pressure sodium lights instead of mercury or metal halide lights where possible, and avoid using lights >150W Works should not take place at night as to minimise disturbance to commuting or foraging bats. Night should be considered to be between the times of 30 minutes before sunset to sunrise. In particular, the loudest works should take place during the day to ensure the Site is quiet during sunset and at night. Low-noise construction machinery and methods to reduce vibration during the works should also be employed.	

RESULTS — WHAT WE FOUND

Objectives

Undertake Preliminary Ecological Assessment and review requirement for Biodiversity Net Gain

Methods and Limitations

The site was examined using appropriate methods generally following the current guidance from the Chartered Institute of Ecology and Environmental Management¹ and the UK Habitat Classification², with further reference to British Standards such as 42020³ and 8683⁴ as appropriate or practicable.

It should be noted that, whilst the investigation of the site was appropriately intensive within the intended framework of the commission, and we feel it is unlikely that significant matters have been overlooked, a single visit will inevitably miss species not apparent on the date of survey by reason of seasonality, mobility, habits or chance. The month of April is within the optimal survey period for many taxa of nature conservation interest in this part of the United Kingdom.

It should also be noted that the survey is part of a retrospective planning application and took place after works had been partially completed. As such, species or habitats may have been present on-site prior to the works which could not be identified at the time of survey. It is considered based upon aerial imagery, information from OS ordnance data and MAGIC maps, the past usage of the site and the habitat survey of remaining habitats on-site that a reasonable judgement could be made on the nature of the habitats present pre-development.

It should always be recalled that wildlife surveys of the kind required for planning and development or similar project purposes are seldom granted sufficient time or resources to examine non-vascular plants, invertebrates or fungi in great detail, yet these are the fundamental elements of ecosystems that provide the niches and habitats for larger fauna to exploit. Fungal mycelia in soil and associated with roots and decaying organic material are of exceptional importance in healthy ecosystem function, biological sustainability, biodiversity and as a carbon sink. It should always be borne in mind that land-use change, ground disturbance and intensive agriculture/forestry will usually have a significant adverse effect on fungal communities. This should be considered when appraising any project and appropriate avoidance/mitigation prescribed. In an ideal world, all surveys would include results of full sampling of vascular and non-vascular

¹ The Chartered Institute of Ecology and Environmental Management guidelines which are regularly updated and we use our best endeavours to observe.

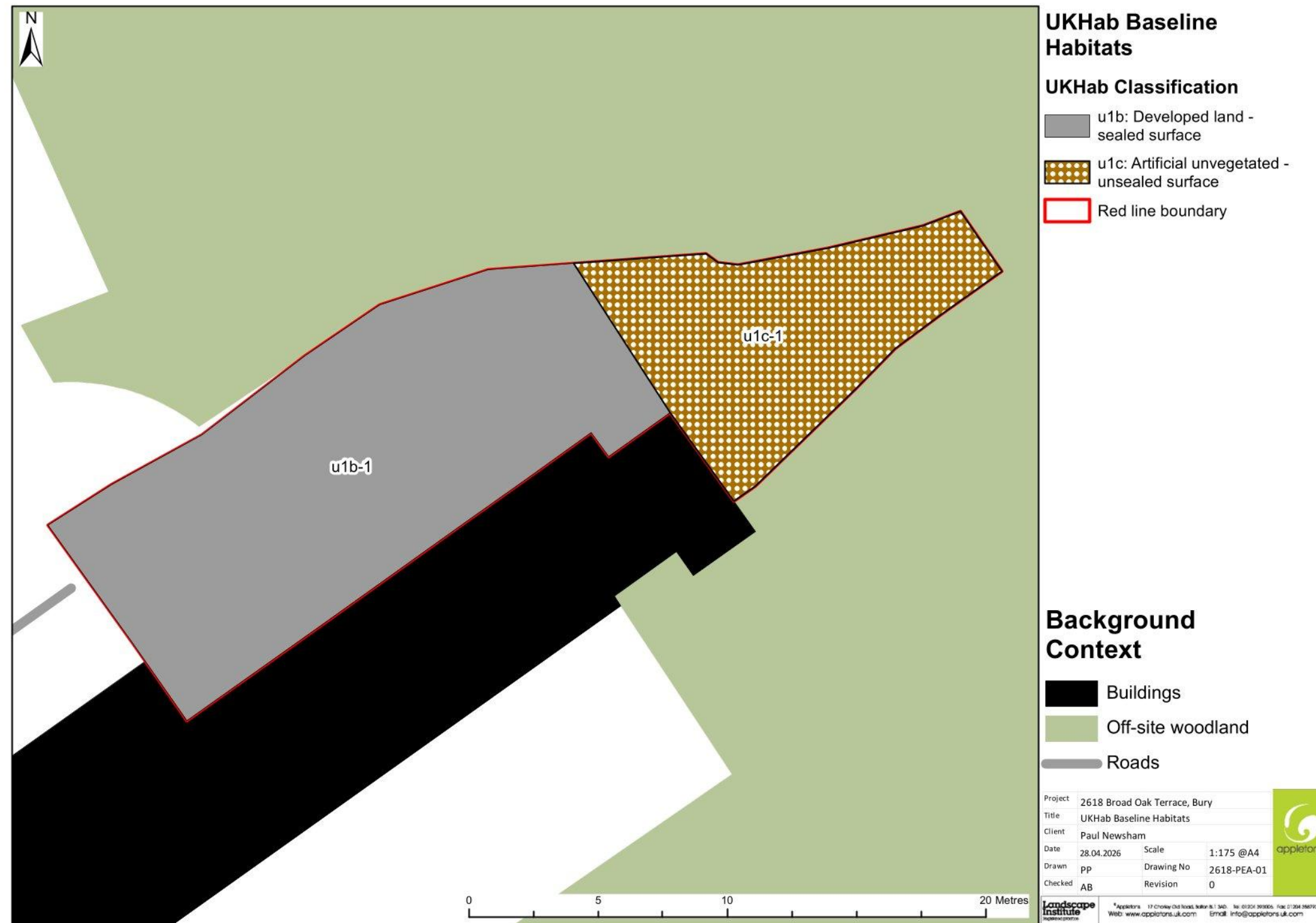
² The UK Habitat Classification and User Manual, see <https://ukhab.org/>.

³ British Standards Institute (2013). *British Standard 42020: 2013 Biodiversity. Code of practice for planning and development*. British Standards Institute, London, UK.

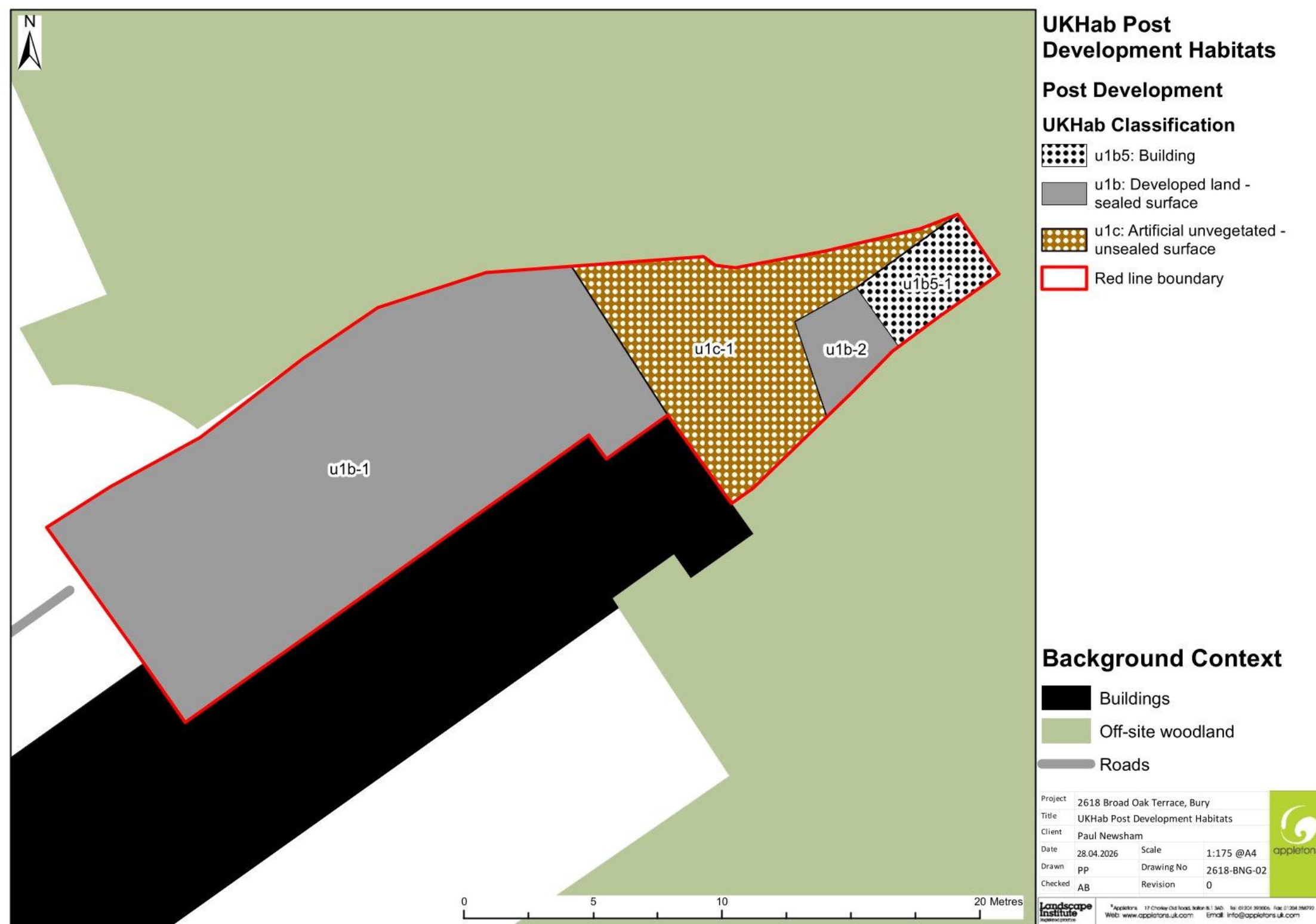
⁴ British Standards Institute (2021) *British Standard 8683 Process for designing and implementing Biodiversity Net Gain* British Standards Institute, London, UK.

plants, micro- and macro-invertebrates and mycological status at individual, population and community levels. As that involves skills, time and expense well beyond what is available, we ask readers of our general survey reports to understand that we do consider the larger species we record in their wider ecosystem context and take into account the impacts of proposals at an ecosystem level when prescribing avoidance, mitigation, enhancement and/or compensation.

HABITATS PLAN ⁵

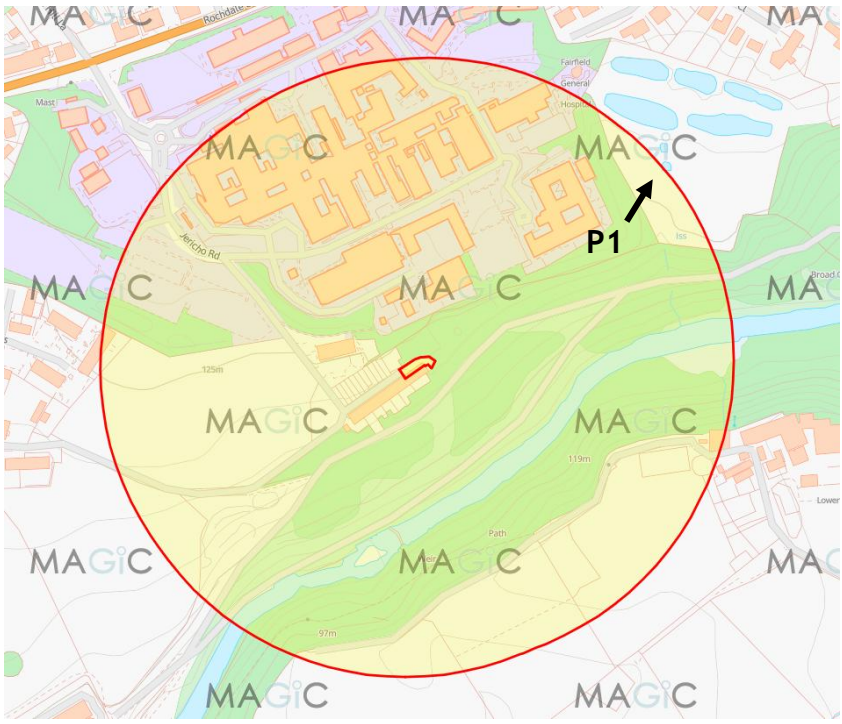


⁵ © UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved [<https://ukhab.org/register/>].
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OBSERVATIONS

ITEM	OBSERVATIONS
Habitats & Vegetation (NB. Please be aware that several designated habitat types and many plants enjoy legal protection in Britain.)	
General description	Prior to works the site within the red line boundary was considered to comprise predominantly hardstanding (u1b: developed land – sealed surface) and gravel (u1c: Artificial unvegetated – unsealed surface). The hardstanding on-site is associated with a row of established garages linked to Broad Oak Terrace, Bury. Post-development at the time of the survey, the new garage building (u1b5: Building) and associated hardstanding (u1b: developed land; sealed surface) had been constructed. Areas of bare earth were present alongside the garage, forming part of a sloped landform descending into adjacent woodland. This slope leads into the riparian zone of the River Roch. Some vegetation was present at the boundaries and within areas of u1b6 and u1c. This included occasional dandelion <i>Taraxacum officinale</i>, ribwort plantain <i>Plantago lanceolata</i>, dock <i>Rumex</i> spp., ivy <i>Hedera helix</i>, bramble <i>Rubus fruticosus</i>, fern spp., sycamore saplings <i>Acer</i> spp., cleavers <i>Galium aparine</i>, herb Robert <i>Geranium robertianum</i>, foxglove <i>Digitalis purpurea</i>, creeping buttercup <i>Ranunculus repens</i>, perennial rye-grass <i>Lolium perenne</i> and Yorkshire fog <i>Holcus lanatus</i>. The site is located within and adjacent to an area of deciduous woodland (w1g: Other broadleaved woodland). Species present within the woodland at canopy level included occasional silver birch <i>Betula pendula</i>, sycamore <i>Acer</i> sp., hawthorn, <i>Crataegus monogyna</i>, holly <i>Ilex aquifolium</i> and rowan <i>Sorbus aucuparia</i>. At ground level species present included occasional bluebell <i>Hyacinthoides non-scripta</i>, ivy <i>Hedera helix</i>, foxglove <i>Digitalis purpurea</i> and bramble <i>Rubus fruticosus</i>.
Statutory designations (on/near)	No statutory designated protected areas are present within 1km of the site.
Non-statutory designations (on/near)	Six non-statutory designated protected areas are present within 2km of the site. These are all Sites of Biological Importance (SBIs). • Smethurst & Elbut Woods (West & East) SBI – c. 70m east – designated for woodland, acid grassland, heath and scrub habitats as well as the presence of bird and butterfly species. • Lomax Wood SBI – c. 450m east – designated for semi-natural woodland habitat as well as bird and butterfly species. • Railway Cutting at Heywood SBI – c. 730m south – designated for deciduous woodland priority habitat. • Tack Lee & Gristlehurst Woods SBI – c. 840m northeast – designated for priority deciduous and ancient woodland habitat. • Chesham Wood SBI – c. 1550m northwest – designated for

ITEM	OBSERVATIONS
	priority ancient and deciduous woodland habitat. Ashworth Valley SBI – c. 1700m northeast – designated for priority ancient woodland habitat.
Notable hedgerows, woodland or scrub	No hedgerows or scrub are present on site. The site is within and adjacent to an area of deciduous woodland.
Ecologically notable trees (e.g. veteran, wildlife significant) ⁶	No veteran or ancient trees were identified on or immediately adjacent to the site. According to the woodland trust ancient tree inventory, no ancient, veteran or notable trees are present within 1km of the site.
Ponds/water courses	No ponds or watercourses are present on-site. The River Roch is located approximately 95m south of the site. One pond is located within 250m of the site, pond P1 (see below), located approximately 250m northeast, central OS grid reference SD 83529 11575. 
Notable communities	No notable communities were identified on-site.
Notable vascular plants	No notable vascular plants were identified on-site.
Notable bryophytes/algae	No notable bryophytes/algae were identified on-site.
Notable lichens	No notable lichens were identified on-site.

⁶ Please note that we do not check TPO status as this is a landscape/amenity planning classification.

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Notable fungi	No notable fungi were identified on-site.
Other notable habitats/vegetation	No notable habitats or vegetation were present on-site. Immediately adjacent to the site is w1g: Other broadleaved woodland.
Features that should be retained	The habitats present within the red line boundary are considered to have little or no ecological value. It is not considered that the w1g: Other broadleaved woodland adjacent to the site will be impacted by the continuation of the works.
Mammals (NB. Several species and their habitats have very strict protection in law.)	
Badger	Records of badger within 2km of the site were returned by the data search. No evidence of badgers, such as setts or mammal paths, was identified on-site during the survey. The building, gravel and hardstanding on site are not considered suitable for badgers. The site is adjacent to areas of woodland, and as such it is considered that badgers may commute onto and through the site. As such, recommendations are made with regard to sensitive working measures for general wildlife including badger.
Otter	No records of otter were returned within 2km of the site within the last 10 years. No evidence of otters, such as spraints, were identified during the survey. No suitable habitat such as watercourses are present on site, and as such, it is not considered that the works will impact upon otters.
Other mustelids	No records of mustelids were returned within 2km of the site within the last 10 years. No evidence of other mustelids was identified on site during the survey. The building, gravel and hardstanding on site are not considered suitable for mustelids. The site is adjacent to areas of woodland, and as such it is considered that mustelids may commute onto and through the site. As such, recommendations are made with regard to sensitive working measures for general wildlife including mustelids.
Bats	Records of several bat species including common pipistrelle, soprano pipistrelle, natterer's bat and daubenton's bat were returned by the data search, the closest of which was for a common pipistrelle located 160m northwest. No habitats present on-site are considered suitable for roosting bats. No trees were identified on or immediately adjacent to the site with potential roost features (PRF's) such as woodpecker holes. The newly constructed building on-site is not considered to be suitable for roosting bats. As such, further surveys for roosting bats are not recommended. It is considered that bats may make use of the adjacent woodland for commuting, foraging and roosting purposes. As such, recommendations are made with regard to sensitive lighting schemes to minimise impacts upon foraging and commuting bats within the wider area.
Water vole	One record of a water vole was returned by the data search, located 820m north of the Site. No evidence of water vole, such as droppings, were identified during the survey. No suitable habitat such as watercourses are present on site, and as such, it is not considered that the works will impact

ITEM	OBSERVATIONS
	upon water voles..
Common or hazel dormouse	No records of hazel dormice were returned within 2km of the site within the last 10 years. No evidence of hazel dormice was identified during the survey, such as the presence of nests. While hazel dormice may be found in woodland habitats, given how far north the adjacent woodland is within England hazel dormice are unlikely to be present. Furthermore, any suitable habitat for hazel dormice such as trees, scrub or hedgerows will not be lost as part of the works. Overall, it is considered unlikely that hazel dormice will be impacted as part of the development. Recommendations are made with regards to sensitive working measures for general wildlife, which will include hazel dormice.
Deer	No records of deer were returned within 2km of the site within the last 10 years. No evidence of deer was identified on site during the survey. The building, gravel and hardstanding on site are not considered suitable for deer. The site is adjacent to areas of woodland, and as such it is considered that deer may commute onto and through the site. As such, recommendations are made with regard to sensitive working measures for general wildlife including deer.
Hedgehog	A total of 37 records for hedgehog within 2km of the site within the last 10 years were returned by the data search, the closest being located 800m east. No evidence of hedgehog was identified on site during the survey. The building, gravel and hardstanding on site are not considered suitable for hedgehog. The site is adjacent to areas of woodland, and as such it is considered that hedgehog may commute onto and through the site. As such, recommendations are made with regard to sensitive working measures for general wildlife including hedgehog.
Shrews	No records of shrews were returned within 2km of the site within the last 10 years. No evidence of shrews was identified on site during the survey. The building, gravel and hardstanding on site are not considered suitable for shrews. The site is adjacent to areas of woodland, and as such it is considered that shrews may commute onto and through the site. As such, recommendations are made with regard to sensitive working measures for general wildlife including shrews.
Others	No evidence of other protected mammal species was identified during the survey.
Birds <i>(NB. With the exception of derogated pest or very common species (check current list as it changes), the Wildlife and Countryside Act (1981 and amendments) gives protection to all wild birds in Britain from killing, injuring or taking as well as taking, damaging or destroying nests in use or being built, and taking or destroying eggs. Many species are also protected by international statutes to which Britain is a signatory.⁷)</i>	
Red list	No red list birds were identified on-site at the time of survey. Red list birds may make use of the adjacent woodland. The following red list bird species were identified to be present within 2km

⁷ Please also see www.rspb.org.uk/wildlife/birdguide/status_explained.aspx and www.bto.org/sites/default/files/u38/downloads/home-news/2011-11/SUKB%202011%20final.pdf for red and amber lists etc., and explanations.

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	of the site according to data obtained from GMEU: curlew <i>Numenius aqrquata</i> , herring gull <i>Larus argentatus</i> , house sparrow <i>Passer domesticus</i> , lapwing <i>Vanellus vanellus</i> , lesser spotted woodpecker <i>Dendrocopos minor</i> , linnet <i>Linaria cannabina</i> , skylark <i>Alauda arvensis</i> , spotted flycatcher <i>Muscicapa striata</i> , starling <i>Sturnus vulgaris</i> and wood warbler <i>Phylloscopus sibilatrix</i> .
Amber list	No amber list birds were identified on-site at the time of survey. Amber list birds may make use of the adjacent woodland. The following amber list bird species were identified to be present within 2km of the site according to data obtained from GMEU: bullfinch <i>Pyrrhula pyrrhula</i>, dunnoek <i>Prunella modularis</i>, reed bunting <i>Emberiza schoeniclus</i> and song thrush <i>Turdus philomelos</i>.
Active nests	No active birds' nests were identified on or near the site at the time of survey. Birds will likely make use of the adjacent woodland habitat for nesting purposes.
Other	N/A
Comments on ornithology	It is understood that no vegetation or tree clearance will take place as part of the works. Should any vegetation or tree clearance be required, then this should be undertaken, were practicable, outside of the nesting bird season. The nesting bird season is weather dependent but generally extends March - September inclusive. If this is not possible then works must proceed under a Precautionary Working Method Statement (PWMS). A pre-commencement nesting bird check must be undertaken by an appropriately qualified ecologist where any vegetation, structure or building to be removed, disturbed or demolished shall be checked for nesting birds within 48 hours of works commencing. If birds are found to be nesting, a buffer zone will be put into place by the attending ecologist, and any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally.
<u>Herpetofauna</u> (NB. The barred grass snake, slow-worm, viviparous (common) lizard and adder (viper) are all protected from intentional killing or injury under Schedule 5, Section 9(1), of the Wildlife and Countryside Act as amended/reinforced by the CROW Act 2000. They are also protected under Schedule 5, Section 9(5) which prohibits selling, offering for sale, possessing or transporting for the purpose of sale, or advertising for sale, any live or dead animal, or any part of, or anything derived from the species. Other rarer species and their habitats have stricter protection.)	
Adder	No records of adder were returned within 2km of the site within the last 10 years. No evidence of adder, such as eggs, was identified on-site at the time of the survey. While adders may be present in woodland edge habitats adjacent to the site, it is considered unlikely that adders are present on-site. The habitats on site, comprising hardstanding and gravel, are not considered to be suitable for adders, providing limited refugia from predators or basking opportunities. Overall, it is considered unlikely that the works will impact upon adders.
Barred grass snake	No records of grass snake were returned within 2km of the site within the last 10 years. The habitats on and adjacent to the site, comprising gravel, hardstanding, and woodland, are considered to provide limited suitable habitat for grass snake, which prefer more waterlogged habitats such as

ITEM	OBSERVATIONS
	wetland or marshy grassland. As such, it is considered unlikely that grass snake will be impacted as a result of the works.
Slow-worm	No records of slow-worm were returned within 2km of the site within the last 10 years. No slow worms were identified on-site at the time of the survey. While slow worms may be present in woodland edge habitats adjacent to the site, it is considered unlikely that slow worm are present on-site. The habitats on site, comprising hardstanding and gravel, are not considered to be suitable for slow worm, providing limited refugia from predators or basking opportunities. Overall, it is considered unlikely that the works will impact upon slow worm.
Common lizard	No records of common lizard were returned within 2km of the site within the last 10 years. No common lizard were identified on-site at the time of the survey. While common lizard may be present in woodland edge habitats adjacent to the site, it is considered unlikely that common lizard are present on-site. The habitats on site, comprising hardstanding and gravel, are not considered to be suitable for common lizard, providing limited refugia from predators or basking opportunities. Overall, it is considered unlikely that the works will impact upon common lizard.
Rarer reptiles	No evidence of rarer reptile species was identified during the survey.
Great crested newt	No records of great crested newts (GCN) were returned within 2km of the site within the last 10 years. One EPSM license for GCN was identified during the data search, located approximately 1km west. The habitat on-site is not considered suitable for terrestrial GCN, comprising gravel and hardstanding, which does not provide foraging or hibernation opportunities. It is considered that GCN may make use of the adjacent woodland habitat and commute through the site. One pond is located within 250m of the site. The intervening habitats between the site and the pond include woodland and grassland, with no significant barriers to dispersal present. Given that the development is limited in extent and only takes place within areas of unsuitable habitat, it is considered very unlikely that GCN will be adversely impacted as a result of the works. Further surveys for GCN are not recommended. Recommendations are made with regards to sensitive working measures for GCN and general wildlife.
Natterjack toad	No evidence of natterjack toad was identified on-site at the time of the survey.
Other amphibia	No evidence of other amphibians was identified on-site at the time of survey.
<u>Fish</u> (NB. Various levels of legal protection.)	
Significant fishery	No significant fishery is located on or near to the site.
Bullhead	No records of fish species were returned within 2km of the site within the

ITEM	OBSERVATIONS
Shad	last 10 years. No suitable habitat for fish species are present on site or are considered to be likely to be impacted by the works. Fish species are not considered further within this report.
Lampreys	
Salmonids	
Other notable fish	

Macro-invertebrates

Historically, macro-invertebrates have received relatively sparse attention in habitat surveys. Recent alarming declines in insect and other invertebrate populations coupled with the realisation of the great ecological importance of these taxa mean more detailed appraisal is required⁸. Several species enjoy legal protection.

Ref.	Habitat	Designations A–E (list all) if habitat present on site
1	Decaying wood (all types, standing and lying, snags, sap runs, brash, debris, etc.)	B (Good)
2	Rotational management (may be planned or incidental; for nature conservation or other reasons)	C (Moderate)
3	Nectar/pollen resources (estimate from site's botany)	C (Moderate)
4	Wet & mesic substrata (riparian, marsh, fen, bog, mud, flushes, springs, seasonally inundated, etc.)	E (Absent)
5	Open water (rivers, lakes, streams, ponds, ditches, etc.)	E (Absent)
6	Habitat mosaics and patchworks (include those on brownfield/formerly developed sites)	C (Moderate)
7	Still air with insolation (suntraps and still-air microclimates in open situations)	C (Moderate)
8	Still humid air (humid still-air microclimates in sheltered and shaded situations)	C (Moderate)
9	Connectivity/corridors (ecological connectivity between the site and external habitats – see also note below about adjacent habitats)	B (Good)
10	Ecoclines (graded transition between two or more broad habitats)	B (Good)
11	Bare Earth (unshaded bare/sparsely vegetated well-drained substratum, irrespective of soil type The Site is immediately adjacent to woodland habitat which is considered to include nectar and pollen resources (C) and ecological connectivity to other habitats (C).	E (Absent) C.

Species

Crayfish	No suitable habitat for crayfish, such as ponds or watercourses, are present on site or are considered to be likely to be impacted by the works. Crayfish are not considered further within this report.
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⁸ Adapted from Dobson, J. & Fairclough, J. (2021). Rapid Assessments of the Potential Value of Invertebrate Habitats. *In Practice*, 112, pp 44-48.

Roman snail	One record for a white-letter hairstreak butterfly was identified during the data search, located approximately 490m southwest. No evidence of specific protected invertebrate species including roman snail, other molluscs, lesser silver water-beetle, stag beetle, other beetles, butterflies, moths, bees, wasps, flies, dragonflies or damselflies was identified during the survey.
Other molluscs	
Lesser silver water-beetle	
Stag beetle	
Other notable beetles	
Butterflies/moths	
Bees, wasps, flies, etc.	
Dragonflies/damselflies	
Other notable entomological spp or groups	
Notable invertebrate habitat	The woodland habitat adjacent to the site was considered suitable for general invertebrate species, providing habitat niches, pollen resources and connectivity to wider habitats.
Overall assessment for macro-invertebrates	It is considered that invertebrates are likely present in the adjacent woodland habitat. As such, it is suggested that enhancements are made as part of the development. The incorporation of native trees and shrubs into the scheme that provide blossom and fruit into the landscape planting will attract invertebrates. The understorey and ground cover planting design can also be prepared to optimise the attraction of invertebrates such as feeding bumblebees and butterflies. Linear areas of landscape planting contribute to habitat connectivity for wildlife. Where possible, the use of native species should be maximised. A mix of plant species that flower at different times of year are best for attracting and supporting invertebrates.

Invasive alien species (IAS)⁹ and pathogens

(There are an increasing number of these being listed by authorities. More and more are becoming subject to regulatory control that carries significant sanctions.)

IAS (plants) (Wildlife & Countryside Act Article 14, Schedule 9.)	No invasive species were identified on-site.
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⁹ Sometimes referred to as “non-native species”.

Weeds Act natives (common ragwort, creeping and spear thistles, curled and broad-leaved docks)	A dock species was identified on-site. No other species described within the Weeds Act 1959 were identified on-site.
Other exotic plants that may cause problems.	No other exotic plants considered likely to cause problems on-site were identified.
Invasive animals (signal crayfish, killer shrimp, oak processionary moth, harlequin ladybird, zebra mussel, grey squirrel, etc.)	No invasive animal species were identified on-site at the time of survey.
<i>Phytophthora ramorum</i> and other serious plant diseases/pathogens (ash dieback, sudden oak death, etc.)	No serious plant diseases were identified on-site at the time of survey.
Policy¹⁰	
Are there any known conflicts with local planning biodiversity policy (if so, please describe)?	The development is not considered to conflict with known local, national or international biodiversity policy.
Are there any known conflicts with national planning biodiversity policy (if so, please describe)?	
Are there any known conflicts with international biodiversity policy (if so, please describe)?	

ECOSYSTEM SERVICES	YES/NO	COMMENT/ACTION REQUIRED IF "YES"
Has the survey revealed, in the context of the proposed project, any likely significant adverse impacts on Ecosystem Services?	No	

¹⁰ It is important that projects incorporate relevant elements of Green Infrastructure Planning (please see www.naturalengland.org.uk/ourwork/planningdevelopment/greeninfrastructure/default.aspx) "Green Infrastructure (GI) is a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens."

GEOLOGICAL CONSERVATION (Geodiversity is a material planning consideration)	YES/NO	ACTION REQUIRED IF "YES"
Are there any features of geological importance on the development site?	No	
Are there any features of geological importance adjacent to the development site or that might be affected by the development (during or post construction)?	No	
Are there any significant negative impacts predicted on soils e.g. erosion (especially light or organic (peaty) soils), compaction, contamination, loss of good agricultural soil, waterlogging, etc.	No	

MANDATORY BIODIVERSITY NET GAIN	YES/NO	ACTION REQUIRED IF "YES"
Is this a mandatory BNG project?	No	

PUBLIC RECORDS SEARCH (within 10 Years)					
Source	Species	Most Recent Year	Distance	Number of Records	Betts Comment
EPSM Licences					
MAGIC	Great Crested Newt	14/06/2011 – 31/07/2014	1km west.	1	EPSM Licence. For destruction of a resting place. Ref no. EPSM2010-1923
Mammals					
GMEU	Water vole	2017	820m north	1	
GMEU	Common pipistrelle/ Pipistrelle sp.	2024	160m northwest	81	
GMEU	Natterer's Bat	2020	1.8km southwest	1	
GMEU	Daubenton's Bat	2024	660m east	2	
GMEU	Soprano's Pipistrelle	2024	1.1km southwest	1	
GMEU	Brown hare <i>Lepus europaeus</i>	2025	1.6km northeast	10	
GMEU	Hedgehog <i>Erinaceus europaeus</i>	2024	800m east	37	

GMEU	Badger <i>Meles meles</i>	Confidential	Within 2km	Confidential	
Birds (Wildlife and Countryside Act)					
GMEU	Barn Owl <i>Tyto alba</i>	2024	660m east	7	
GMEU	Hobby <i>Falco subbueo</i>	2025	1.4km east	2	
GMEU	Kingfisher <i>Alcedo atthis</i>	2025	400m southwest	39	
GMEU	Peregrine <i>Falco peregrinus</i>	2022	670m east	2	
Herpetofauna					
GMEU	Common toad <i>Bufo bufo</i>	2024	670m east	13	
Invertebrates (Wildlife and Countryside Act)					
GMEU	White-letter hairstreak <i>Satyrus w-album</i>	2024	490m southwest	112	

Information from MAGIC (Multi-Agency Geographic Information for the Countryside)

Information on this site from MAGIC (www.magic.gov.uk) is as follows:

- Statutory designated sites within 1km
- EPSM licenses within 1km
- Waterbodies within 500m
- Priority habitats within 1km

CONCLUDING REMARKS

Providing the requirements noted herein are fully implemented and followed through, subject to the results of the necessary further work and satisfactory execution of specified avoidance, enhancements, mitigation and/or compensation there are no obvious ecological counter indications to the proposed project at this stage.

It is essential that the ecological recommendations of this and any future ecological reports relating to this site are securely incorporated as formal Conditions within any planning consent the Local Authority is minded to grant, and that their implementation and ongoing care are verified and monitored by appropriately qualified persons in the Planning Authority or appointed by them.

PHOTOGRAPHS

Photographs were taken on 28 April 2026



Photograph 1: Newly constructed garage building and adjacent bare ground ramp/path.



Photograph 2: Garage/parking area adjacent to the site.



Photograph 3: Woodland adjacent to site.



Photograph 4: Bare ground area adjacent to the site.

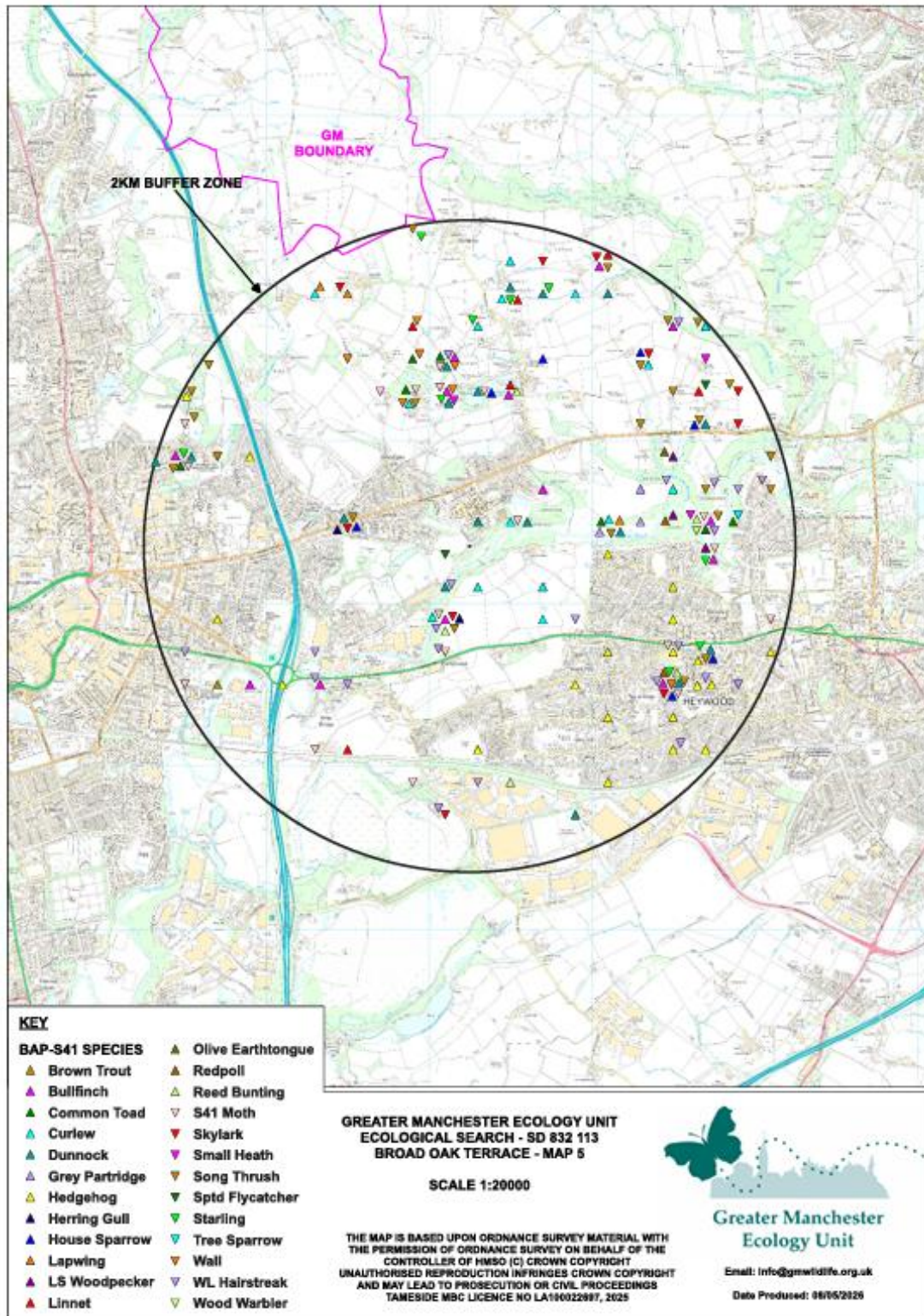
IMPORTANT

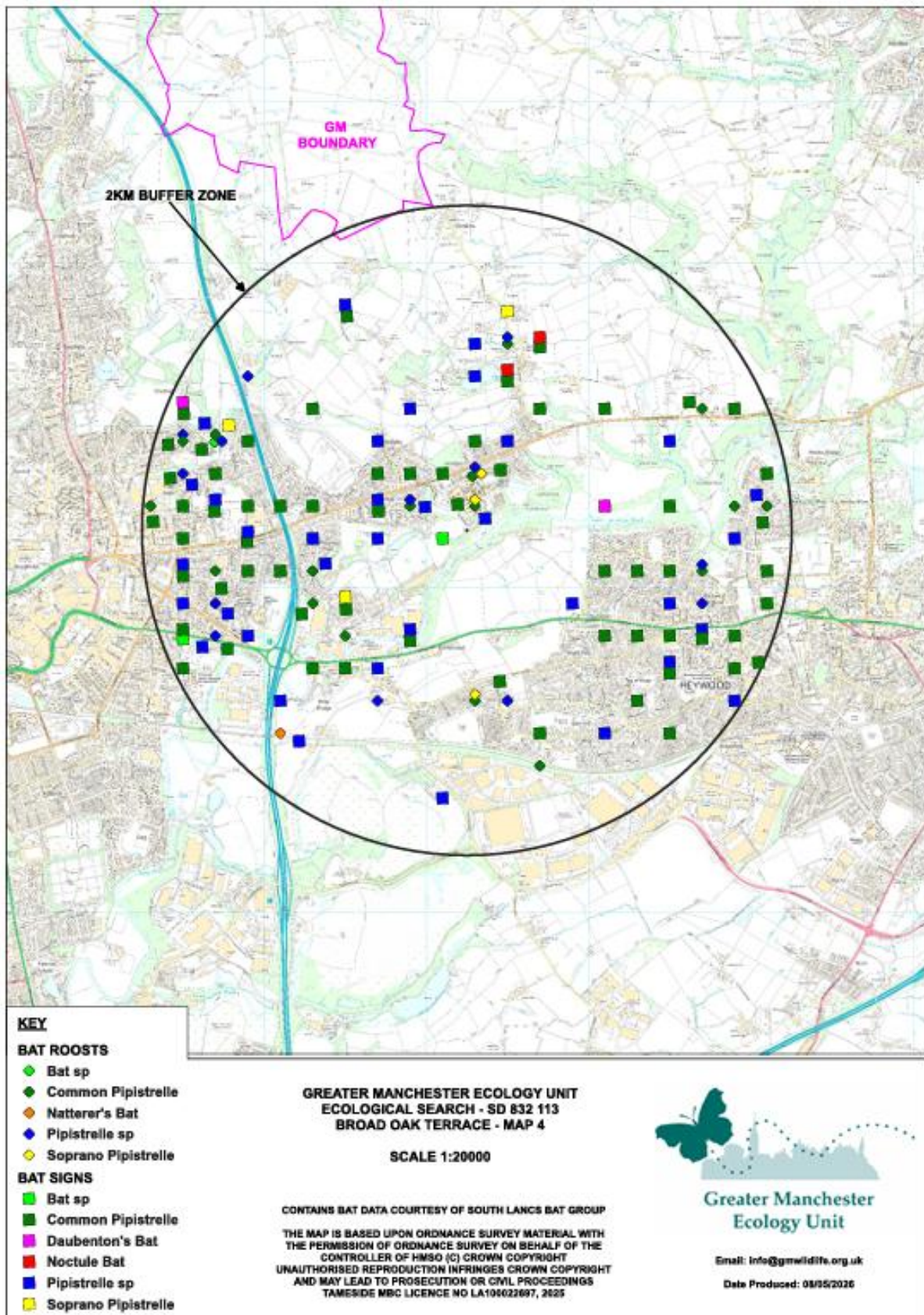
Please be aware that, because the natural environment is dynamic, ecological reports generally have a limited period of currency. Many statutory authorities now regard one year as the maximum time that should elapse before a report will need to be updated: occasionally it may be longer, but it may also be less. Where a statutory wildlife licence is to be applied for, a walk-over of the site should be carried out **within three months** of an application being submitted to check that the habitats have not changed significantly since the survey was carried out.

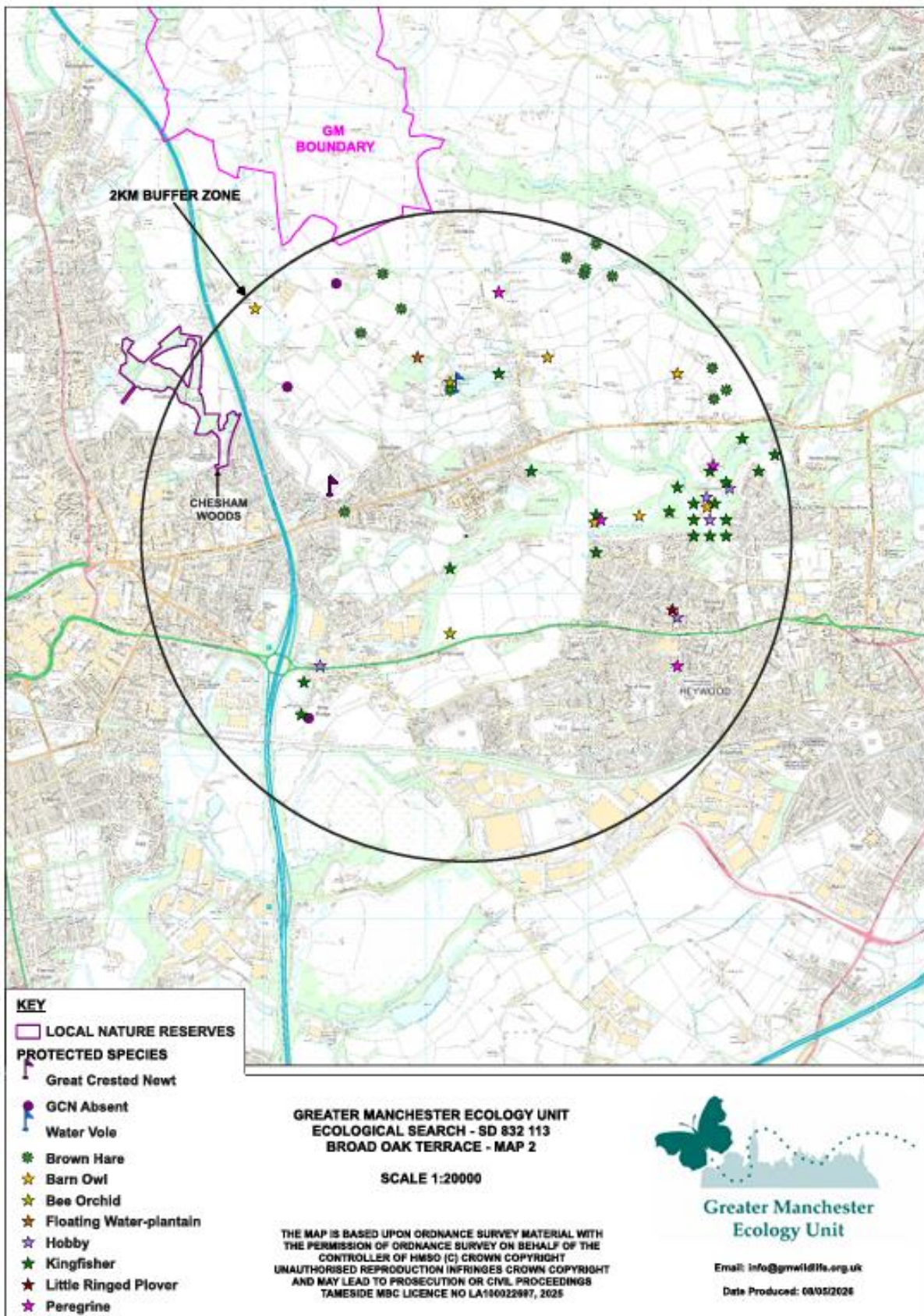
Betts are a scientific practice. Any information relating to legal matters in this report is provided in good faith but does not purport in any way to give any advice on or interpretation of the law whatsoever. Professional legal advice should always be sought. Any designs, specifications, advice, suggestions, or comments written or verbal relating to construction or supervision of building-related work of any kind are provided for consideration only and under no circumstances are to be interpreted as provision of design, management or supervision *sensu* Construction (Design and Management) Regulations or similar regulations in force.

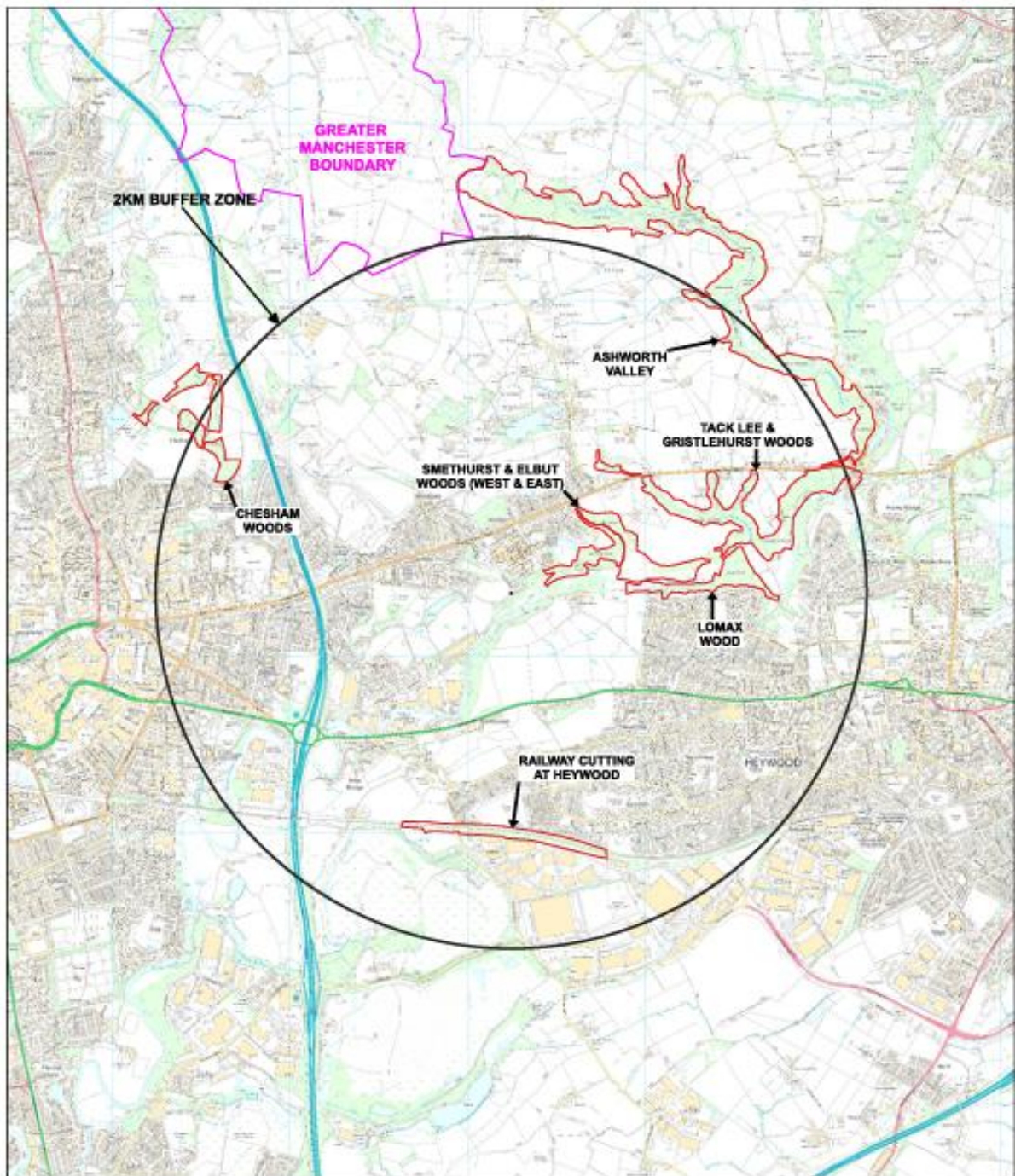
APPENDIX

Data Search Third Party Responses









**GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 832 113
BROAD OAK TERRACE - MAP 1**

SCALE 1:20000

KEY

- Sites of Biological Importance
- GM BOUNDARY

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Date Produced: 08/05/2026

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*Founded in 1985 to provide high quality professional services to meet an increasing market demand in applied environmental sciences, the Practice stems from the original **Betts** family business which was established in 1760 for the refining and recycling of high value industrial wastes and mineral ores. **Betts** thus offer an unusual blend of technological and practical expertise in a range of environmental disciplines, allied particularly to the biological conservation legislation and biodiversity policies of recent years. Contracts undertaken cover a wide spectrum of projects at local, national and international levels in the construction, extractive, agricultural, leisure, energy and general industrial sectors. Scientific staff belong to appropriate professional institutes by whose codes of practice they abide. Due consideration of the British Standards on Biodiversity is included in relevant work and applied where appropriate.*

All surveys and reports were carried out and written by suitably qualified and experienced ecologists including Adam Broda BSc (Hons) MSc QCIEEM, Project Ecologist, and Paul Preston BSc (Hons) MSc PhD QCIEEM, Assistant Ecologist and GIS Technician.

NB. Please again be aware that site surveys inevitably miss species not apparent on the date of visit(s) by reason of seasonality, mobility, habits or chance. Results are indicative and given in good faith but they are not a guarantee of presence or absence of any particular taxa.

Please note that this report is a Preliminary Ecological Appraisal of factors and features that may be significant for regulatory compliance and biodiversity policies relating to change of use or other disturbance. Such reports may not, on their own, contain sufficient information for a planning application and may require further, more detailed study to assure compliance.

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