

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Land to rear of 69 Sandy Lane/Lowther Court, Prestwich, Manchester, M25 9PS

Client:

Mark Gold - MC Housing Ltd

Survey date:

24th February 2025

Project:

This report is prepared to inform a planning application with the Rochford District Council. The proposal is described as:

The demolition of the existing garages and the construction of two semi-detached two storey residential dwellings with associated gardens.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Site Location and Context					
The survey site is centred on National Grid Reference SD 80972 02992 and has an area of approximately 0.029ha. The site comprises two single storey garages (B1 and B2) with areas of developed land, sealed surface with ruderal vegetated and scattered trees. The site is situated within a suburban location, approximately 5.9km northwest of Manchester City centre. As a result, the site is surrounded by dense residential dwellings with associated vegetated gardens and commercial buildings along all aspects. Within the wider landscape however, there are habitats of elevated ecological value including large areas of deciduous woodland and grassland within Drinkwater Park located to the northwest of the site. A site location plan is provided in appendix 2.					
Survey Details					
The site survey was undertaken by David Hill-Chambers MSc, BSc (Hons), Graduate Ecologist, Accredited agent of Natural England Bat Licence Number 2024-12491-CL19-BAT.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain(mm)
24/02/2025	8	87	100	13	Light rain
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.					

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions u1b 81 – Developed land/sealed surface with ruderal vegetation The majority of the site is comprised of an area of developed land, sealed surface. In numerous locations especially along the boundary of the site ruderal vegetation has established. Species include: • Bramble (<i>Rubus fruticosus</i>) • Common Ivy (<i>Hedera helix</i>) • Buddleia (<i>Buddleja davidii</i>) • Rosebay Willowherb (<i>Chamaenerion angustifolium</i>) • White Clover (<i>Trifolium repens</i>) • Greater Plantain (<i>Plantago major</i>)

	u1b5 – Buildings Two detached single storey garages are present on site (B1 and B2). Greater detail is provided within the “Bats” section of this report. u 32 – Scattered trees Although a number of sycamore trees were identified along the boundary of the site, only two had a diameter at breast height (DBH) greater than 7cm. T1 – Sycamore (DBH 8cm) This small native trees, stands as an individual tree and does not form part of a continues canopy with any surroundings trees. Given the age of the tree no ecological niches such as lifted bark or deadwood is present. Additionally, no evidence of anthropogenic damage was observed. The tree over sails the developed land, sealed surface below. T2 Sycamore (DBH 9cm) This small native trees, stands as an individual tree and does not form part of a continues canopy with any surroundings trees. Given the age of the tree no ecological niches such as lifted bark or deadwood is present. Additionally, no evidence of anthropogenic damage was observed. The tree over sails the developed land, sealed surface below. Local notable habitats Patches of Ancient or Semi-Ancient woodland are present in close proximity to the site. The closest is located 0.47km north with other smaller patches also located further north. Multiple areas of deciduous woodland are located in close proximity to the site. The closest is located 0.33km northwest of the site. This patch of woodland extends to the west into Drinkwater Park.
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of 2 small individual native trees. This could result in a net loss in biodiversity at the site.

	Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.		
<i>Recommendations</i>	On-site habitats None required. Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a biodiversity net gain calculation to ensure the proposed development delivers a 10% net gain.		
Locality and Designated Sites			
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are three statutory sites within 2km of the site, as detailed below: <table border="0"> <tr> <td style="vertical-align: top;"> Philips Park (Local Nature Reserve) ~1.15km northwest </td><td style="vertical-align: top;"> As described by Natural England “Semi-natural woodland with wildflowers characteristic of ancient woodlands. Some open glades have remnant heathland. Species rich meadows with willow scrub. There are 4 mill lodges, 2 mill ponds and some seasonal ponds. The woodland is dominated by oak, </td></tr> </table>	Philips Park (Local Nature Reserve) ~1.15km northwest	As described by Natural England “Semi-natural woodland with wildflowers characteristic of ancient woodlands. Some open glades have remnant heathland. Species rich meadows with willow scrub. There are 4 mill lodges, 2 mill ponds and some seasonal ponds. The woodland is dominated by oak,
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	sycamore, birch, hawthorn and holly with willow and alder in the valley bottom.” Kersal Moor (Local Nature Reserve) ~1.02km southeast As described by Natural England “The moor is a mosaic of grassland and scattered trees which provide a great place to see unusual plants and animals and enjoy spectacular open views of Salford.” The Cliff/Kersal Dale (Local Nature Reserve) ~1.45km As described by Natural England “The site is also known as Kersal Dale. Habitats include woodland 70%, open water 5%, marsh 5% and semi-natural grassland 20%. home to a variety of spectacular wildlife such as woodpeckers and kingfishers which can be regularly spotted along the river.” Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Greater Manchester Local Records Centre.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.

<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including developed land, sealed surface, ruderal vegetation and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys. Suggested biodiversity enhancements The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.