

UNIT 3, LOWER WOODHILL ROAD BL8 1AA

Preliminary Ecological Appraisal Report

December 2025



Report Control Sheet

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EXECUTIVE SUMMARY

Site Address	Unit 3, Lower Woodhill Road, BL8 1AA
Grid Reference	SD79841117
Approximate Site Area	0.688 ha
Current Site Use	The site currently consists of industrial sheds and car parking.
Designated Sites within Zone of Influence	The site falls within the Impact Risk Zone for Rochdale Canal SSSI within 5 km of the site. No consultation with Natural England is required.
Notable Habitat Features	No notable habitats are present onsite.
Notable Species Applicable to the Assessment	• Bats (Potential roosting, foraging and commuting) • Breeding birds • Common amphibians • Hedgehog
Mitigation Recommendations	• Precautionary working methods for bats relating to B4 and B5. • Lighting considerations for bats and otters • Nesting bird checks • Considerations for hedgehogs and amphibians throughout development
Recommended Further Surveys and Assessment	No further surveys are deemed necessary to inform the proposed planning applications.
Recommended Ecological Enhancements	Bat and bird boxes could be placed on the new unit. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Maybern Planning and Development Ltd to undertake a Preliminary Ecological Appraisal (PEA) at Unit 3, Lower Woodhill Road, Bury, BL8 1AA. The application relates to the demolition of existing buildings to facilitate the development of a single building, an extension to one of the retained buildings, and changes to the parking area on site.

1.1.2. The author of this report is Andrew Taylor BSc (Hons), Ecological Project Manager at Collington Winter Environmental Ltd. The report was peer-reviewed by Katie Bird, MEnvSci ACIEEM, Associate Director at Collington Winter Environmental Ltd. Katie has provided ecological advice and project management for numerous schemes across the UK, including residential, commercial, mineral extraction and large infrastructure projects.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the Preliminary Ecological Appraisal are as follows:

- Identify the major habitats present
- Ascertain the presence or potential presence of any legally protected or notable species or habitats
- Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements and long-term management.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- A data search was obtained from Greater Manchester Local Records Centre (GMLRC) on 4th September 2025.
- Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
- Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.

2.1.2. Please note, a lack of local records does not conclude absence of a species, rather the species may be under recorded within the local area.

2.2. VEGETATION AND HABITAT ASSESSMENT

2.2.1. An Ecological Appraisal of the site was undertaken by Andrew Taylor. The survey was undertaken on the 6th August 2025.

2.2.2. The walkover survey was undertaken broadly in line with standard UK HAB Methodology, Version 2 (2023). The assessment is undertaken with consideration of methodology as per “Preliminary Ecological Appraisal” (CIEEM, 2018).

2.2.3. A UK HAB Plan has been produced and is presented in Appendix 7.2 of this report. Standard methodology has been used, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. FAUNA ASSESSMENT

2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.

2.3.2. The searches broadly included the following:

- Assessment of waterbodies on site and within 250m of the site boundary, and terrestrial habitats for suitability to support notable amphibians.
- Searches for field signs of, and habitat suitability for bats.
- Suitability of habitats to support reptiles, and searches for incidental field signs.
- Searches for field signs of badger (*Meles meles*), including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
- Searches of watercourses for signs of water vole (*Arvicola amphibius*), white-clawed crayfish (*Austropotamobius pallipes*) and otter (*Lutra lutra*), and assessment of habitat availability for the species.
- Assessment of the suitability of habitats to support notable birds and recording any field sightings of birds during the walkover.
- Assessment of the sites ability to support notable invertebrates and flora.
- Searches for non-native invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT, GROUND LEVEL TREE ASSESSMENT AND BAT ACTIVITY ASSESSMENT

2.4.1. A Preliminary Roost Assessment (PRA), Ground Level Tree Assessment (GLTA) and Bat Activity Assessment of the site was undertaken by Andrew Taylor who holds a Class 1 Bat Survey Licence from Natural England (Reference 2025-80349-SCI-CL17).

2.4.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed

internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.4.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.4.4. The GLTA and Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1, 4.2 and 6.2, demonstrated below (Collins 2023).

2.4.5. If negative impacts on bat activity is suspected, further surveys may be required. Negative impacts anticipated on bats flights paths and foraging habitats may include:

- Modification of light paths or foraging habitats either physically or through disturbance such as light spill/noise
- Severance of flight paths (fragmentation)
- Loss of Foraging habitats

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Assessment Criteria for Bat Roosting Potential

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.5. SURVEY LIMITATIONS

2.5.1. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to

give a broad representation of habitats present within the site.

- 2.5.2. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.
- 2.5.3. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.
- 2.5.4. The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

2.6. PROPORTIONALITY

- 2.6.1. Collington Winter Environmental Ltd provide recommendations in line with the British Standard for Biodiversity (BS42020). Within BS42020, proportionality is encouraged for both ecologists and Local Authority Decision Makers and Consultees. Please refer to the below extract from Section 5.5 of BS42020.

“The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

NOTE 1 This approach is enshrined in Government planning guidance, for example, paragraph 193 of the National Planning Policy Framework for England [41].

NOTE 2 The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.”

3 SURVEY RESULTS

3.1. SITE CONTEXT

3.1.1. The site is located to the north west of Bury town centre and to the immediate north/ north west of the River Irwell and east of a section of Woodhill Brook. The site is situated within an industrial area, though it is well connected to the wider area through the River Irwell corridor and associated riparian habitats. A range of local wildlife is anticipated to be present locally.

3.2. DESIGNATED SITES

3.2.1. Statutory Designated Sites located within 5 km from the site are outlined in Table 3.2.1.

Table 3.2.1 Statutory Designated Sites within 5 km from the development site.

Site Name	Distance from site (km)	Direction	Designation	Citation
Chesham Woods	1.6	NE	LNR	<i>There are six small woods in this reserve, three are semi-natural and the rest are part of the semi-ornamental ground of demolished large houses. Dry stone walls are an important feature of the site. The Main habitats include broad leaved semi-natural woodland, broad leaved semi-natural plantation, scrub, improved grassland, amenity grassland, neutral grassland and an orchard.</i>
Kirklees Valley	1.6	NW	LNR	<i>The habitats to be found with Kirklees Valley are varied including woodland, grassland, heathland, ponds, lodges and streams. Wildlife includes a variety of birds, amphibians and bats. Roe deer have been seen on occasion.</i>
Hollins Vale	3.1	SE	LNR	<i>Hollins Vale is a farmland reserve with areas of woodland and wetland adding to its wildlife diversity. The woods have abundant bluebells and lesser celandines as well as some wood anemone and violets. The grassland is grazed by cows and is rich in flowers. One area previously used for growing potatoes has plants such as devil's bit scabious, pignut and harebell. There are many birds and butterflies</i>
Springwater Park	3.65	S	LNR	<i>River Irwell flows along the Northern Boundary Ponds with invertebrate life. Meadow butterflies Woodland birds Bats</i>
Chapelfield	4.8	SW	LNR	<i>Birds, Waterfowl, Dragonflies and other aquatic fauna</i>
Key: LNR - Local Nature Reserve				

3.2.2. The site falls within the Impact Risk Zone of Rochdale Canal Site of Special Scientific Interest (SSSI), located approximately 8.5 km east of the site.

3.2.3. No other statutory sites are located within 5 km of the site boundary. No non statutory designated sites were returned within the data search.

3.3. PRIORITY HABITATS

3.3.1. Consultation with Magic.gov.uk highlighted the presence of the following Priority Habitats within 1km of the site boundary (Figure 3.3.1):

- Several areas of Deciduous Woodland, the closest of which was located approximately 25 m south of the site boundary, at the other side of the River Irwell.
- Three areas of Open Mosaic Habitat on Previously Developed Land, the closest of which was located approximately 485 m south west of the site boundary.



3.4.1. Please refer to Drawing 20-3204– 002 for the UK HAB Map for the site in Appendix 7.2. Photographs of the site are presented in the Appendix 7.1.

3.4.2. The entirety of the site comprised developed land; sealed surface made up of a hardstanding car park, access road and four buildings.

FLORA

3.5.2. There was flora identified within the site during the survey, with no opportunity for establishment.

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3.5.3. The White-letter Hairstreak (*Satyrrium w-album*) was recorded extensively, with both adult sightings and egg observations across multiple sites including Whitehead Park and Angouleme Way.

3.5.4. Invertebrates are anticipated to be present relating to adjacent habitats of woodland and the River Irwell but not anticipated to be present on site due to comprising of developed land in its entirety.

AMPHIBIANS

3.5.5. Common Toad (*Bufo bufo*) was observed at Daisyfield Irwell footbridge, with two pre-adult individuals noted.

3.5.6. No EPSLs for great crested newt were located within 1km from the site boundary, based on consultation with Magic.gov.uk.

3.5.7. No ponds are located on site or within 250 m of the site boundary which could support breeding great crested newts. Great crested newts are discounted from the site.

3.5.8. The River Irwell is located approximately 8 m south/south east of the site boundary and Woodhill Brook is located approximately 10 m to the southwest, both of which could provide value for common amphibians.

3.5.9. The site itself is comprised fully of hardstanding and provides negligible value for terrestrial amphibians.

3.5.10. Overall, great crested newt is discounted from site, common amphibians are anticipated to be present within the local area though the site provides negligible value.

REPTILES

3.5.11. No reptile species were recorded in the dataset. The site provides negligible value for reptiles, being comprised of hardstanding. The broadleaved woodland and riparian corridor provide value for species such as slow worm and grass snake; and provides connectivity to the wider area.

3.5.12. Reptiles are not anticipated to be present within the site.

BIRDS

3.5.13. Several bird species were recorded in the 1 km data search, including Hobby (*Falco subbuteo*); Kingfisher (*Alcedo atthis*), observed in nesting habitat and foraging; dunnock (*Prunella modularis*), with multiple singing males and foraging individuals; house sparrow (*Passer domesticus*); lapwing (*Vanellus vanellus*), with fledged young and occupied nests; lesser redpoll (*Acanthis cabaret*); song thrush (*Turdus philomelos*); starling (*Sturnus vulgaris*), seen in flocks and foraging. The site is comprised fully of hardstanding and buildings. The adjacent habitats comprise woodland and riparian corridor which will provide high value for birds within the local area.

3.5.14. The building was generally well sealed; and is not anticipated to provide significant value for nesting birds.

3.5.15. Overall, the habitats onsite provide negligible opportunities for nesting birds.

BATS

3.5.16. Within the 1 km data search, common pipistrelle (*Pipistrellus pipistrellus*) was the most frequently observed, with numerous roosts, foraging records, and casualties. Other pipistrelle records include soprano pipistrelle (*Pipistrellus pygmaeus*) and unidentified Pipistrelle sp. Daubenton's Bat (*Myotis daubentonii*) was frequently recorded foraging over water bodies. Additional Myotis species were noted as Myotis sp., with acoustic detections suggesting presence but not definitive identification. Whiskered Bat (*Myotis mystacinus*) and possible Brandt's Bat (*Myotis brandtii*) were also detected. The noctule bat (*Nyctalus noctula*), a larger species often seen flying high and fast, was recorded foraging. One record noted whiskered/brandt's bat, indicating uncertainty in species-level ID.

3.5.17. The following EPSL's were located within 5km from the site boundary based on consultation with Magic.gov.uk:

Case reference of granted application	Species on the licence*	Licence Start Date	Licence End Date	Does the Licence				
				impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2015-8936-EPS-MIT-1	C-PIP	01/05/2015	30/06/2020	N	N	N	N	Y
EPSM2012-5060	C-PIP	08/04/2013	01/10/2015	Y			Y	N
EPSM2009-1596	C-PIP	03/02/2010	31/01/2012	Y			Y	Y
2015-15221-EPS-BDX	C-PIP	15/09/2015	31/10/2015	Y	Y	Y	Y	Y
2018-33380-EPS-BDX	C-PIP	01/04/2018	30/04/2018	Y	Y	Y	Y	Y
2020-45495-EPS-MIT-2	C-PIP	27/10/2020	31/10/2025	N	N	N	N	Y
2019-40402-EPS-BDX	C-PIP	11/04/2019	30/04/2019	Y	Y	Y	Y	Y
2019-40402-EPS-BDX-1	C-PIP	26/04/2019	03/05/2019	Y	Y	Y	Y	Y
2014-3807-EPS-MIT	C-PIP	09/10/2014	31/08/2015	N	N	N	N	Y
2014-5187-EPS-MIT	C-PIP S-PIP	11/02/2014	01/06/2014	N	N	Y	N	Y
EPSM2012-4607	C-PIP	31/08/2012	30/09/2012	N			N	Y
EPSM2010-2617	C-PIP	10/01/2011	31/12/2012	N			N	Y
2015-8936-EPS-MIT	C-PIP	01/05/2015	30/06/2020	N	N	N	N	Y
				Species on the licence*	Species name	Latin		
				C-PIP	Common pipistrelle	<i>Pipistrellus pipistrellus</i>		
				S-PIP	Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>		

3.5.18. A total of five buildings were located within the site and underwent a Preliminary Roost Assessment (PRA) detailed in Table 3.5.2.

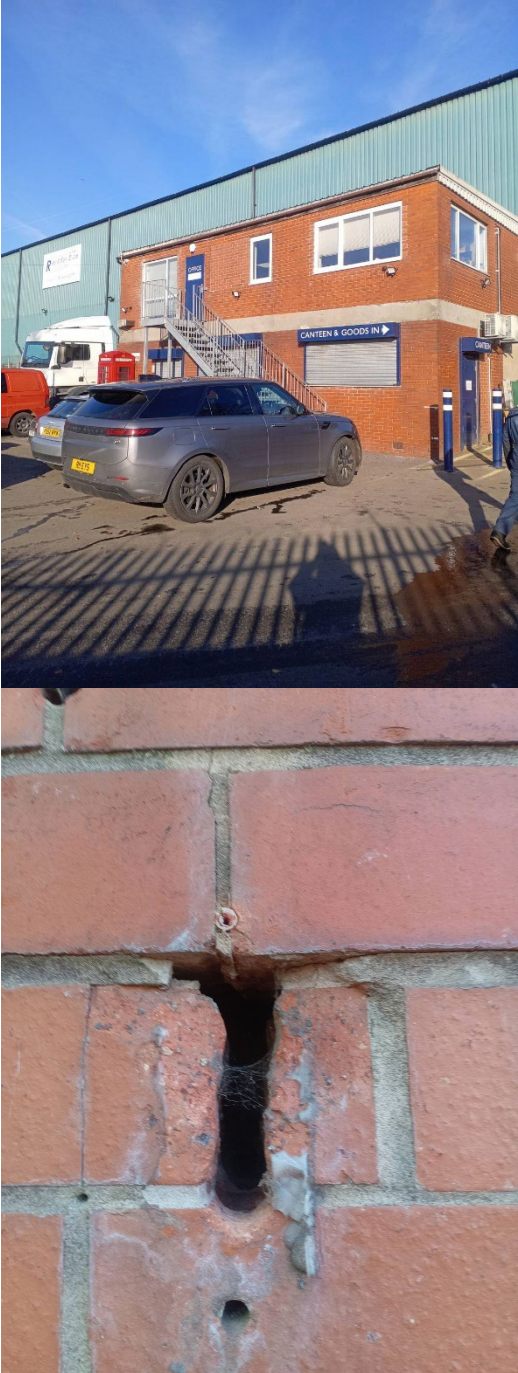
Table 3.5.2 PRA Summary

Building Ref	Description	Photographs
B1	Comprised a corrugated metal building used for storage of trains and equipment. The building was well sealed and provided no potential for roosting bats. A gap was present above the shutter which could provide internal access, and evidence of pigeon was present; however no internal PRFs were present. None bat roosting potential	

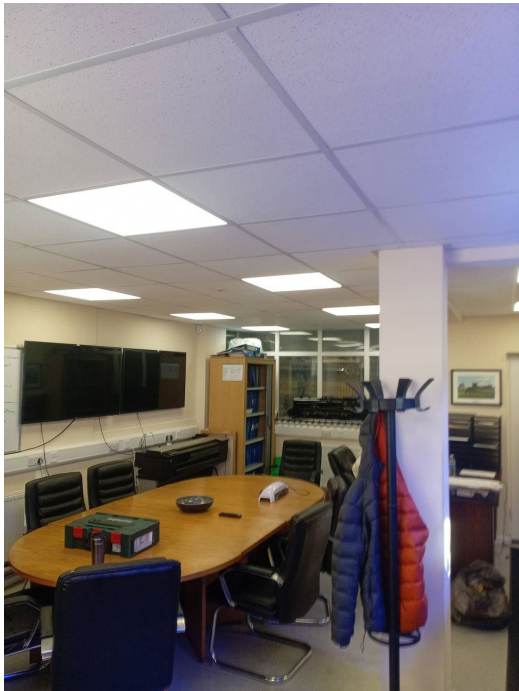
Building Ref	Description	Photographs
B2	Comprised the same as B1, also providing no value for roosting bats. None bat roosting potential.	
B3	A corrugated warehouse of the same construction as B1 and B2, with the addition of a flat roofed office building attached to the eastern elevation. The office section was well sealed with no PRFs identified. None bat roosting potential	
B4 - External	A section of a large factory building – only the section within the red line boundary that would be effected by the development was assessed. The building is comprised of red brick with metal cladding starting from approximately 1.5 m above the ground. The majority of the brickwork and cladding was in good condition, however a few Potential Roosting Features (PRFs) were identified that could support individual bats. All PRFs were identified on the southern aspect. These included: - Two gaps leading to behind the metal cladding although as the metal does not provide enough insulation to offer a stable temperature these are considered sub-optimal - A gap leading behind the brickwork next to the shutter door - A small gap in the mortar in the	

Building Ref	Description	Photographs
	brickwork These PRFs are thought to be able to support individual bats opportunistically and therefore this building has been assigned low bat roosting potential.	

Building Ref	Description	Photographs
		
B4 - Internal	Internally the building housed a frequently active factory with bright artificial lighting and noisy machinery which is anticipated to cause disturbance to bats. There is no loft space and no field signs of bats were identified so although there are entry points for bats to access the building it is not considered likely that they would roost internally.	

Building Ref	Description	Photographs
B5 - External	A small office building attached to the main factory building comprised of red bricks with a flat roof. The windows and doors are all well sealed and the brickwork was mostly in good condition although a few gaps were identified. On the western aspect several PRFs were identified that could offer potential crevice roosting features for individual bats including: - A gap in the mortar between the brickwork - A vent with horizontal gaps large enough for bats to enter but likely leads to an internal flume/pipe. - A section of lifted cladding under the roofline There was also a small crack in the concrete on the southern aspect and gaps behind the metal cladding at the top of the wall on the eastern aspect, although these are considered sub-optimal for roosting bats as they are somewhat exposed to the elements. Overall, the building has been assessed as having low bat roosting potential due to the presence of multiple potential roosting features that could support individual bats.	

Building Ref	Description	Photographs
		

Building Ref	Description	Photographs
B5 - Internal	Internally the building provides an office space which is well used and brightly lit. There is no loft space and no field signs of bats were identified. It is not considered likely that bats would roost internally.	

3.5.19. The boundary woodland is noted to support trees with bat roosting potential. However, this is offsite and not to be impacted by the proposed works. In addition, the site itself does not provide any foraging and commuting value for bats due to lacking any vegetation. The surrounding habitats will be of value.

3.5.20. B1, B2, and B3 were assessed as having “none” bat roosting potential and B4 and B5 were assessed as having “low” bat roosting potential.

BADGER

3.5.21. The site provides negligible habitat for badger (*Meles meles*), though the species may be present within the local area.

OTHER TERRESTRIAL MAMMALS

3.5.22. Within the 1 km data search, hedgehog (*Erinaceus europaeus*) was frequently recorded, both alive and deceased, across various locations including gardens and roadsides. Otter (*Lutra lutra*) was also well represented, with signs such as spraints, footprints, and sightings of individuals and family groups along Woodhill Brook and the River Irwell.

3.5.23. The site is comprised entirely of hardstanding which provides negligible value for hedgehog, though they may be present in adjacent habitats.

3.5.24. The site provides no value for otter, though the adjacent woodland and riparian habitat may support the species.

SPECIES DISCOUNTED FROM ASSESSMENT

3.5.25. Hazel Dormouse (*Muscardinus avellanarius*) mainly occur in southern counties, especially in Devon, Somerset, Sussex, and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews et al, 2018). The species are not generally known to be present within the area (Wembridge et al., 2016). The habitats on site are of limited value due to the lack of extensive woodland and scrub. As such, the species are reasonably discounted from site.

3.5.26. Red squirrel (*Sciurus vulgaris*) has been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and are not known to be present in the area; with no previous records returned

in the data search. It is anticipated that high abundances of grey squirrel are present within this region (Shuttleworth/RSST n.d.). This species will displace red squirrel through competition as well as cause increased red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

4 MITIGATION RECOMMENDATIONS

4.1. DESIGNATED SITES

- 4.1.1. The site is located within the Impact Risk Zone for Rochdale Canal SSSI located approximately 8.5 km east of the site boundary. Due to the nature of the development, a consultation between Natural England and the Local Planning Authority (LPA) is not required to facilitate development.

You do not need to consult Natural England on the proposed development at this location.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

- 4.1.2. The designated sites are deemed sufficient distance from the site and separated by anthropogenic barriers such as highways that no negative impacts are anticipated through development. The designated sites are not connected to the development site by any linear features such as watercourses, hedgerows, or treelines that could potentially facilitate pollution.

4.2. HABITATS

WOODLAND AND RIVER IRWELL

- 4.3.1. No trees are present on site.
- 4.3.2. The offsite woodland is to be retained in full. An arborist should be consulted to advice on the relevant protection measures of the offsite woodland, to minimise risk of incidental impacts during the construction phase.
- 4.3.3. It is recommended that a detailed Construction and Environment Management Plan (CEMP) specific to the proposed development is created (and adhered to throughout the course of construction works) to avoid, minimise and mitigate for negative impacts resulting from construction practices on all habitats surrounding the site.
- 4.3.4. The CEMP will also ensure no negative impacts on the watercourse of the River Irwell or Woodhill Brook during construction.
- 4.3.5. This plan will detail measures to avoid, minimise or mitigate any potential negative effects caused by construction practices on the environment on and surrounding the site including:
- The control of run-off from areas of arisings to prevent any pollutants/contaminants entering nearby waterbodies.
 - Appropriate measures to suppress dust during hot, dry and/or windy conditions.
 - Excavations should be sealed overnight or should have at least one shallow-sloping side to allow any animals that may fall in to escape.
 - An ecologist should be contacted for advice should any protected species be discovered during construction.

4.3. SPECIES

BREEDING BIRDS

- 4.3.6. Nesting birds are anticipated to be present within the offsite trees. There remains a risk of disturbing/ damaging nesting birds without mitigation. Therefore, a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist; it should be noted that pigeon (identified on the site) nest all year round and therefore a survey will be required even outside of breeding season.

BATS

Buildings B4 and B5 were assessed as having 'low' bat roosting suitability. As only a small number of PRFs were identified (several of which are considered suboptimal), and as the site overall has limited suitability for bats, it is considered that Precautionary Working Methods (PWMs) will be sufficient.

4.3.7. The following PWMs should be adhered to:

- **Toolbox Talk:** Before commencing any work on site relating to B4 and B5, all contractors will be given a toolbox talk by a licensed bat ecologist to ensure that they are aware of the potential presence of bat roosts and any other protected species, in order to ensure working practices on site follow legal requirements. The toolbox talk will also include information on how to proceed if a bat is discovered during the course of the work. Further topics to be covered will include safe working practices to minimise the chances of bats being present during the works and how to proceed if a bat is discovered during the course of the work.
- **Ecological Supervision:** Following the toolbox talk and immediately before to the commencement of works to B4 and B5, the bat licenced ecologist will undertake an internal and external inspection of the building to confirm no Potential Roosting Features have formed since the survey date, as well as to confirm the absence of bats within the works area and immediate surrounds.. No works to the building are to be conducted without the supervision of suitably qualified ecologist unless agreed in advance. Please keep your ecologist informed of the progress of your planning application in order to arrange for the supervision works.
- The buildings PRFs suitable for bats, which require removal, will be demolished under supervision of the licensed bat ecologist. Features with bat roosting potential will be removed by hand under direct supervision of a bat licensed ecologist services may need to be accessed via scaffolding, cherry picker or alternative lifting platform. Please note that works proceed safer and quicker with the use of scaffolding and is the preferred option in most instances.
- Once the most likely areas for bats have been cleared, it is at the ecologist's discretion if further supervision is required.
- Contractors are forbidden to handle bats discovered during the development process, unless the bat appears to be in immediate danger (i.e., falling debris).
- If any bats and/or field signs of bats are identified, all works are to cease and a EPSL will be required.

4.3.8. Slow-flying species such as brown long-eared (*Plecotus auritus*), which are known to be in the local area, are sensitive to lighting and may be impacted by the proposed development, should no mitigation for lighting be considered.

4.3.9. Any proposed lighting/existing lighting should follow the guidance outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting at Night" (2023).

4.3.10. An External Lighting Scheme has not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
- The use of hard landscaping features to block light and create dark corridors.
- Avoid illuminating habitats of value.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
- Column heights of lighting can be considered to minimise light spill.

OTTER

4.3.11. The site provides negligible value for otter; however, they are anticipated to potentially use adjacent habitats. Therefore, it is recommended that no lighting is directed at the boundary and adjacent habitats.

5 FURTHER SURVEYS AND CONCLUSION

5.1. FURTHER SURVEYS

5.1.1. No further surveys are deemed necessary to inform the proposed planning application.

5.2. MITIGATION MEASURES

5.2.1 Where further surveys are deemed unnecessary to proceed with the proposed development, a series of mitigation measures have been outlined to minimise the impact of development upon habitats and fauna on-site or potentially within the surrounding area:

- Precautionary Working Methods (PWMs) for bats
- Lighting considerations for bats and otter
- Nesting bird check

5.3. CONCLUSION

5.3.1 Overall, the site consists of hardstanding and buildings. Broadleaved woodland is present to the boundary which is of higher value. The site was found to have limited bat roosting potential and little opportunities for other notable flora and fauna species.

5.3.2 Specific enhancement recommendations for the site include the following:

- Bat and bird boxes could be placed on the new development. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised and can be via a suitably worded planning condition prior to commencement/ occupation

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7 APPENDIX

PHOTOGRAPHS OF THE SITE

Description	Photographs
The site comprised developed land; sealed surface with hardstanding and buildings.	
Woodland located offsite.	

River Inwell located approximately 8 m south of the site boundary.



UKHABITAT MAP



Lower Woodhill Road, Bury

Total Area (of visible polygons): 0.688 ha

-  **u1b5** Buildings
-  **u1b6** Other developed land
-  **u1c** Artificial unvegetated - unsealed surface



Collington Winter Environmental

Project ref: 20-3204

Drawn by: **Rhiannon Hobbs**

Survey date: 06/08/25

Map ID: 20-3204-002

Version Date: 21/11/25

Reviewer: AT



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