

Preliminary Ecological Appraisal

December 2025

Project Reference: PR-25-0328

Land adjacent to Prestwich Clough

Shelley Road

Prestwich

Manchester

M25 9GH

National Grid Reference: SD 8068 0327



Land adjacent to Prestwich Clough, Shelley Road, Prestwich, Manchester, M25 9GH
Preliminary Ecological Appraisal

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As per CIEEM Guidelines, in most cases ecological surveys are likely to be valid for 12 – 18 months. Beyond this, an updated site visit, desk study and/or report are likely to be required.

Executive Summary

As part of a proposed planning application with Bury Metropolitan Borough Council concerning a plot of land adjacent to Prestwich Clough, Tyrer Ecological Consultants carried out a Preliminary Ecological Appraisal (PEA) in October 2025, which follows on from an initial site walkover undertaken in May 2025.

The PEA was commissioned by Noss Pearl; proposals are understood to entail the erection of a single dwelling.

Extensive findings, conclusions and recommendations are presented throughout the report; however, the reader should be aware of the following further surveys and key recommendations.

Key recommendations:

Designated Sites & Habitats

The site lies directly adjacent to lowland mixed deciduous woodland, a UK and Greater Manchester BAP priority habitat, which also offers connectivity to Prestwich Clough Site of Biological Importance (SBI) 0.2km to the west.

As such, to avoid direct impacts to this priority habitat or indirect impacts to the SBI through the construction phase of the development and lighting post-development, it is recommended that a Construction Environmental Management Plan (CEMP) is produced for the scheme, detailing measures to reduce impacts during and post-development.

INNS

Two INNS, listed under Schedule 2 of The Invasive Alien Species (Enforcement and Permitting) Order 2019 (IASO) and Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) respectively, were observed within the red line boundary; Himalayan balsam in dense abundances, and montbretia beneath T2.

Given that each of these INNS will be impacted, it is recommended that they are eradicated from the site prior to development to prevent potential further spread of this species from within the site. A Method Statement should be collated by a suitably qualified ecologist or invasive species specialist outlining how this species will be removed pre-works, including details regarding site biosecurity protocols.

Birds

Regarding wider breeding bird species, the vegetation throughout provides suitable nesting locations within the nesting bird season of March – August, inclusive.

Any works should therefore be carried out outside of the breeding bird season, typically March – August inclusive. For works within the breeding bird season, any areas that can support nesting birds should be checked by a professional Ecologist for nesting birds within 48 hours or less prior to works commencing.

Other terrestrial fauna

The proposed works have the potential to impact upon badger, hedgehogs and common amphibians.

A programme of Reasonable Avoidance Measures (RAMs) is recommended to be enacted on the site to prevent impacting these species. See Section 7.0 for details.

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1.0 Introduction & Scope

- 1.1 As part of a proposed planning application with Bury Metropolitan Borough Council concerning a plot of land adjacent to Prestwich Clough, Tyrer Ecological Consultants carried out a Preliminary Ecological Appraisal (PEA) in October 2025, which follows on from an initial site walkover undertaken in May 2025.
- 1.2 The PEA was commissioned by Noss Pearl; proposals are understood to entail the erection of a single dwelling. See **Figure 1.1** for a proposed site plan.



Figure 1.1 – Proposed site plan © Homebrew Architectural Studios

- 1.3 As part of the Local Planning Authority's (LPA) planning policies and obligations to the Planning Framework, ecological surveys are generally required prior to planning permission being granted, particularly where protected / priority habitats or species are, or may be, present, and where these species have the potential to be impacted by the proposals for which the applicant seeks consent.
- 1.4 The PEA was carried out in accordance with the 'Guidelines for Preliminary Ecological Appraisal, 2nd Edition' (CIEEM, 2017) and all associated 'CIEEM Competencies for Species Survey (CSS)', whilst this report has been presented in accordance with the British Standard 42020:2013 Biodiversity – Code of Practice for Planning and Development.

Aims & Objectives

- 1.5 The appraisal aims to ascertain the baseline nature of the site and, where possible, obtain information on any priority wildlife habitats, or species, that may be present and if so determine if they will be affected by the proposals. The survey, therefore, includes the following objectives:

- Gather and present baseline ecological information on site/off site (as necessary) within a suitable report,
- Identify, measure and map habitats using UK Habitat Classification – Habitat Definitions Version 2.0 (2023) habitats,
- Identify any likely ecological constraints associated with the proposals for the site (i.e. the presence of protected / priority habitats or species that exist within the confines of the application boundary, or zone of influence (ZOI),
- Identify measures likely to be required in line with the mitigation hierarchy (i.e. impact avoidance > minimisation > mitigation > compensation),
- Identify any additional survey requirements,
- Identify general enhancement opportunities for biodiversity in line with national and local planning policy,
- Set out any requirements for post-development monitoring, management, or other commitments, and how they can be secured, where required.

1.6 As a functioning component of this specific ecological appraisal:

- Habitats on site were identified, measured and mapped using the UK Habitat Classification – Habitat Definitions Version 2.0 (2023),
- Built structures, trees and / or habitats present within the site were subject to preliminary roost assessment (PRA) for bats and scored against the bat roost suitability parameters defined in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

1.7 This report therefore provides important baseline information as derived from the diurnal appraisal process outlined above and recommends any necessary additional surveys, or work, where applicable, to provide a conclusive ecological impact assessment.

1.8 The Applicant should be aware then that if during the appraisal:

- The application site/area was found to be suitable for any European Protected Species (EPS), otherwise protected, or priority habitats / communities / species, or,
- Signs of use by particular protected species were found, or suspected, or,
- Seasonal constraints significantly limit the gathering of ecological information to arrive at an accurate conclusion upon which the planning application can proceed;

Then more detailed surveys may be recommended where necessary, to allow the ecologist to arrive at a conclusive impact assessment.

1.9 If protected species were subsequently found either during appraisal or during detailed further surveys and / or may be affected by the development proposals, then a European Protected Species Mitigation Licence (EPSML) may be required to proceed with the development.

1.10 Where more detailed surveys are recommended by the Ecologist, following ecological appraisal, then LPAs, on the advice of their ecological advisors, may not grant permission until such time that all relevant material information is gathered in accordance with their obligations to the legislature.

- 1.11 Protected / priority species omitted from this report have been discounted due to negating factors including obvious absence / isolation of suitable habitats, and / or distributional aspects negating the necessity to survey for them, and / or the proposed works were not considered to impact the species or encroach on areas where the species may be present.

2.0 Legislation & Policy

2.1 The legislature considered for the purposes of this report includes the following:

- Biodiversity Net Gain: Good practice principles for development (2019),
- BS 42020:2013 Biodiversity – Code of Practice for Planning and Development (2013),
- Conservation of Habitats and Species Regulations (2017) (as amended),
- Countryside Rights of Way (CRoW) Act (2000),
- Natural Environment and Rural Communities (NERC) Act (2006),
- National Planning Policy Framework (2024) (as last revised),
- Protection of Badgers Act (1992),
- The Environment Act (2021), including all six statutory instruments in relation to BNG,
- The Hedgerow Regulations (1997),
- The Invasive Alien Species (Enforcement and Permitting) Order 2019,
- Town and Country Planning Act (1990),
- Wild Mammals Protection Act (1996),
- Wildlife and Countryside Act (1981) (as amended).

2.2 These acts entail relevance to both protected and invasive species. The degree of protection offered to taxa provided within existing UK and EU legislature often varies depending on species / group, for example, some species may purely be protected during one of its life stages (e.g. common species of breeding bird whilst nesting / with eggs / young); some species may receive full protection within the EU, whereas others may be protected solely on a national basis (e.g. grass snake).

2.3 **Table 2.1** contains appropriate legislature to each species / group specifically respective to the site and provides the relevance of said legislation.

Table 2.1 – Relevant legislation

Species Group / Species	Relevant Legislation	Level of Protection
Badger	Protection of Badgers Act (1992), Wildlife and Countryside Act (1981) (as amended)	Illegal to: Wilfully kill, injure or take a badger (or attempt to do so), cruelly ill-eradicate a badger, dig for a badger, Intentionally or recklessly damage or destroy a badger sett or obstruct access to it, cause a dog to enter a badger sett, disturb a badger when it is occupying a sett.
Bats	CRoW Act (2000) Conservation of Habitats and Species Regulations (2017) (as amended) Wildlife and Countryside Act (1981) (as amended)	All British bats and their roosts are afforded full protection from damage/destruction and bats may not be injured/killed/taken at any life stage. Once identified, roosts are protected whether the bat is in occupation or not.

Species Group / Species	Relevant Legislation	Level of Protection
Birds	CRoW Act (2000) Wildlife and Countryside Act (1981) (as amended)	All wild birds (with only minor exceptions) and their nests whilst being built or containing eggs or dependant young are protected. Birds listed on Schedule 1 Wildlife & Countryside Act (1981) (as amended) are afforded a greater level of protection.
Great Crested Newt (GCN)	CRoW Act (2000) Conservation of Habitats and Species Regulations (2017) (as amended) Wildlife and Countryside Act (1981) (as amended)	Great Crested Newts (GCN's) are fully protected from disturbance, killing, injuring or possession at any life stage. Confirmed breeding ponds and resting places are afforded the same protection.
Invasive Plant Species	Wildlife and Countryside Act (1981) (as amended) The Invasive Alien Species (Enforcement and Permitting) Order 2019	Species listed within Schedule 9/Schedule 2 as invasive, including Japanese knotweed (<i>Reynoutria japonica</i>) and Himalayan balsam (<i>Impatiens glandulifera</i>), for example, carry notoriety regarding development. The Acts make it an offence for any person to grow or cause to grow in the wild any plants listed as invasive.
Reptiles	Conservation of Habitats and Species Regulations (2017) (as amended) – SL/SS Wildlife and Countryside Act (1981) (as amended) CRoW Act (2000)	All native reptile species have some degree of protection in the UK, through section 8(1) and (5) (specified in Schedule 5) of the Wildlife and Countryside Act 1981 (as amended). Sand lizard and smooth snake are species of principal importance however with greater protection.
Terrestrial Invertebrates	CRoW Act (2000) Conservation of Habitats and Species Regulations (2019) (EU Exit) Wildlife and Countryside Act (1981) (as amended)	Only certain terrestrial invertebrates (e.g. some butterflies, beetles, and spiders) are protected under Schedule 5 of the Wildlife and Countryside Act or the Habitats Regulations. These species are protected from killing, injuring, taking or selling, and in some cases, from disturbance or habitat destruction.

Relevant Policy

- 2.4 Guidance for Local Authorities: Extract from Office of the Deputy Prime Minister – Circular 06/2005:

“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.

- 2.5 Paragraph 193 of the National Policy Planning Framework (as revised in December 2024) states:

“When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons¹ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

- 2.6 This national focus on the conservation of the natural environment is echoed in Policy LP-GI5 of the Draft Bury Local Plan (March 2025), entitled ‘Biodiversity Assets’, which states:

“The Council will seek to ensure that proposals for new development minimise impacts on the Borough’s biodiversity assets.

Where there is potential for new development to have an impact on any of the Borough’s biodiversity assets, applicants will be expected to apply the sequential approach as outlined in national planning policy on biodiversity and geological conservation and provide evidence that any potential impact has been fully assessed and that, where potential impacts are identified, measures have been taken to avoid, mitigate or compensate.

Planning permission will not be granted for development in or in the vicinity of a designated or proposed site of national importance or Sites of Biological Importance which would adversely affect, either directly or indirectly, the biodiversity assets, unless it can be demonstrated that other material considerations outweigh the special interest of the site.

Where a proposal has potential to impact biodiversity assets, development proposals should consider:

a. The effect on habitats and sites of international, national, regional or local importance as identified in relevant national guidance, the Greater Manchester Local Nature Recovery Strategy, and the Local Sites register for Greater Manchester;

b. The effect on land contributing towards and/or enabling the enhancement of the Borough’s wildlife corridor network as identified in the Greater Manchester Local Nature Recovery

¹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

Strategy and forming part of Bury's Green Infrastructure network, taking account of the priorities set out within the LNRS;

c. The impact on protected and both national and local priority species, identified in regional or local importance identified in the GM Local Nature Recovery Strategy; and

d. The irreplaceable nature of certain habitats such as Blanket Bog, Ancient Woodland and Veteran Trees.

New development should, where appropriate, make provision for wildlife habitats and other wildlife-friendly features within the development, including the provision of opportunities for nesting birds and bats through the incorporation of bird and bat bricks. In particular, new housing and commercial development should prioritise incorporation of swift bricks located at a suitable elevation and in line with the British Standard BSI42021 unless other protected or priority species are already present nearby or it is agreed that swifts would be unlikely to colonise the site. As a minimum, provision should be made for:

- *Two swift/bird or bat bricks per residential unit.*
- *One swift/bird or bat brick per 50 sq.m. of commercial floorspace.*

New development should also avoid negative effects on adjacent habitats as a result of inappropriate external lighting in dark corridors and shading of light demanding habitats”.

Priority Habitats & Species

- 2.7 In the United Kingdom, legal protection and otherwise legislative recognition is afforded to particular habitats and species based on a variety of ecological factors. These are typically referred to as priority habitats and species, and can be identified under a variety of legislation and local policy, notably the UK Biodiversity Action Plan (UKBAP), Section 41 (s.41) of the NERC Act as well as under Local Biodiversity Action Plans (LBAPS).

3.0 Methodology

- 3.1 As part of the ecological appraisal report, a desk-top and field-based study is conducted. Methods for both components of the appraisal are given below.

Desktop Study

- 3.2 Prior to a site visit, a desktop study was conducted using online resources to obtain information pertaining to any sites afforded statutory (e.g. SSSI) and non-statutory (e.g. LWS) designations for nature conservation within 2.0 kilometres of the site boundary. To do so, the Multi Agency Geographic Information for the Countryside (MAGiC – provided by DEFRA) was accessed to gather such information; this particular interactive mapping service was also used to locate any locally granted European Protected Species Mitigation Licenses (EPSML) and species records to further inform conclusions concerning such species in the context of the study site and its proposed development.
- 3.3 Historic satellite imagery was reviewed using sources such as Google Earth (© 2024/25) to help establish past use of the land and determine the nature of adjoining and extending habitats; such information aids in the understanding of how the site might interact with its surroundings ecologically and its value in that context, and how the development may impact at a wider scale.
- 3.4 In addition, the Bury Metropolitan Borough Council 'Search planning applications' online function was utilised to help inform the desktop study by analysis of existing publicly accessible ecological survey results that have been carried out locally within the previous five years.
- 3.5 A commercial data request to the Local Environment Records Centre serving the area, in this case Greater Manchester Local Record Centre (GMLRC), has not been sourced at this time, with the combination of online EPSML data, extensive company records and the daytime survey data available to the ecologist considered to contain enough information in relation to the protected species likely to be present on site. **If, however, a data search is considered to be necessary by the Local Authority or advisory body to better inform the appraisal, a proportionate data search should be commissioned with results interpreted into the conclusions and recommendations of a re-issued / updated report.**

1) The Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020) states data searches in:

"Situations where the data search would be extremely unlikely to provide information needed to inform the assessment, due to the scale and location of the proposed development. The appropriateness of excluding a data search will need to be judged on a case-by-case basis as, in most situations, it will be essential to carry out such a search even if the development is very small or is likely to have a low impact."

Field survey

- 3.6 A daytime preliminary ecological appraisal (PEA) was conducted on the 29th October 2025 in clear, dry conditions (9°C), average wind 2/12 (Beaufort scale), average 5% cloud cover, by the following surveyor (see **Table 3.1** overleaf). The site was also attended by the same surveyor in May 2025 during a meeting with the site owner.

Table 3.1 – Site surveyor credentials

Name	Description of most relevant credentials
Mr. H. Mulligan ACIEEM	• Consultant Ecologist and BNG Lead with 3 years training and experience, • MBiolSci in Biological Sciences (Zoology), • Holder of Great Crested Newt: CL08 Class 1 licence (2025-82064-SCI-CL08), • Accredited agent on the Natural England Class 2 bat licence of Mrs K Wilding CEnv MISEP ACIEEM (2025-84395-CL18-BAT), • Holder of a FISC Level 3 (2023) (Botanical competency), • Meets the requirements of CIEEM's Competency Framework Section S (Surveying) to Capable or higher level.

Floristic assessment

Habitats

- 3.7 The survey followed the UK Habitat Classification Version 2.0 (UKHabs, 2023) methodology, which was introduced as the successor to the Joint Nature Conservation Committee (JNCC) Phase 1 Habitat Methodology standards (JNCC, 2010) in conjunction with the nationwide roll out of Biodiversity Net Gain. Survey techniques were also carried out with reference to the Chartered Institute of Ecology and Environmental Management (CIEEM) Technical Guidance Series "Guidelines for Preliminary Ecological Appraisal, 2nd Edition" (CIEEM, 2017).

Vegetation

- 3.8 During the survey walkover, botanical assemblages were assessed, and the land was inspected for the presence of red-listed (Stroh et al., 2014; Hodgetts, 2011), s.41 and LBAP species alongside specially protected species as listed under Schedule 8 of the Wildlife and Countryside Act (WCA) (1981) (as amended) and / or Schedule 5 The Conservation of Habitats and Species Regulations (2017) (as amended). Species nomenclature follows Stace, C. (2019) – definitive English names.
- 3.9 In addition to attributing ecological value to red-listed / BAP species, in accordance with existing CIEEM guidance, a geographic frame of reference is also adopted. Plant species and habitats may be recognised for their ecological value on a geographical scale which is adopted on a site-to-site basis (*International – National – Regional – County/Vice-County – Local*). For botanical species list compiled in full, see **Appendix II**.
- 3.10 In combination with assessing the area in relation to flora and habitats of conservation importance, the land was also assessed in relation to the presence of invasive non-native species (INNS) as listed under Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) (as amended) and Schedule 2 of The Invasive Alien Species (Enforcement and Permitting) Order 2019 (IASO).

Faunal assessment

- 3.11 During the site walkover, direct presence and / or evidence of priority fauna encountered was documented, whilst in tandem the area was assessed for the potential to support the priority species discussed in **Section 6.0**. The walkover also aimed to identify any ephemeral pools or unmapped waterbodies.

Bats

- 3.12 Criteria for preliminary bat roost assessment are based upon the determinants given in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023) (see **Figures 3.1 – 3.3**).
- 3.13 The site was assessed for bats; a daytime bat walkover (DBW) was undertaken to observe, assess and record any habitats or features suitable for usage by bats, either as commuting, foraging or roosting provision. Wider connectivity to other habitats was also considered during the DBW.
- 3.14 Buildings and other permanent / semi-permanent structures (where present) would be subject to a preliminary roost assessment (PRA), to identify potential areas which may be of value to bats and to determine evidence of use. This typically involves a systematic search of the external aspects of any structure(s), comprising an investigation of features known to be used by bats (for example roofing material, soffits, fascia, lead flashing hanging tiles) using a high-powered torch and close-focus binoculars, where necessary. Where possible, an internal assessment of the structure was also carried out, with the aid of a high-powered torch and endoscope, where necessary, to identify any evidence of bat use of a structure. Field signs of bats typically comprise bat droppings, urine splashing, fur-oil staining, incidental animal presence, dead specimens and / or the presence of prey items, such as moth wings.
- 3.15 Trees (where present) would be subject to a ground level tree assessment (GLTA) using equipment such as close-focus binoculars and a high powered-torch. Potential roost features (PRFs) can include woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed lifted bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached climbing species with stem diameters in excess of 50mm or pre-existing bat / bird boxes. These PRFs can then be determined as PRF-I or PRF-M, dependent on their suitability for individual / low numbers of bats or their capability to host multiple bats.
- 3.16 Factors considered during the preliminary roost assessment include:
- Practical experience of the surveyor,
 - Knowledge of bat species relevant to the site location and geographical range,
 - Nature of the immediate / surrounding habitat in relation to foraging opportunities,
 - Presence / absence of roost potential,
 - Value and types of roost potential, if present (i.e. – maternity, hibernation, transitional).

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.
a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.		

Figure 3.1 – BCT guidelines extract

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

Figure 3.2 – BCT extract on tree roost suitability criteria

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.

Figure 3.3 – BCT extract on tree roost categorisation criteria

Birds

3.17 The site was inspected for evidence of nesting and suitability for relevant species. Bird species observed and heard were recorded on site, and a search was made for nest material, or areas suitable for nesting – this can take the form of searching structures, woody vegetation, semi-aquatic vegetation such as reeds and / or ground flora. Elevations of any buildings or structures on site were inspected for evidence of birds that show a high dependency upon built structures, many of which are in a state of decline. These might include the following species for example (list non-extensive):

- House martin (*Delichon urbica*): Birds of Conservation Concern (BoCC) red status,
- House sparrow (*Passer domesticus*): BoCC red status,
- Starling (*Sturnus vulgaris*): BoCC red status,
- Swift (*Apus apus*): BoCC red status.

3.18 Additional to the site's capacity to support generally common species for breeding, the area was also subject to an assessment for wider capacity to support species with extra protection under Schedule 1 of the Wildlife & Countryside Act (1981) (as amended) and other priority species.

Other terrestrial mammals

3.19 The walkover included an assessment for the presence / suitability of badger (*Meles meles*), which includes signs of activity such as prints, hairs, digging, setts, 'runs' leading to and from a sett and the existence of latrines or 'snuffle' holes where badgers have foraged in the ground.

3.20 The site was also assessed for the presence / suitability of European hedgehog (*Erinaceus europaeus*) and other priority mammals.

Herpetofauna

- 3.21 During desktop assessment, a 250 metres radial search was undertaken from a site central grid reference in relation to the presence of ponds, ditches or other water bodies that may support great crested newt (GCN).
- 3.22 Following current best practice considering the partial roll out of District Level Licencing (DLL) across England and based on likely effects, a proportionate assessment of the water bodies range within 250m from site has been applied. Where a development is anticipated to affect GCN the search can be extended up to 500m or more.
- 3.23 The site and surrounding habitats were also assessed relative to their potential to offer suitability for wider, generalist amphibians, in addition to GCN, for example common toad (*Bufo bufo*) and common frog (*Rana temporaria*).
- 3.24 The site and its surroundings were assessed for suitability for use by reptiles, with particular attention paid to features that could be used as basking areas (e.g. south-facing slopes), hibernation sites (e.g. banks, walls, leaf litter, piles of hardcore) and opportunities for foraging (e.g. rough grassland and scrub). Beebee & Griffiths (2000) state specific habitat preferences of common UK reptiles:
- Common lizard (*Zootoca vivipara*) use a variety of habitats from woodland glades to heaths, walls and pastures, as well as brownfield sites,
 - Slow worm (*Anguis fragilis*) use a variety of habitats, similar to the common lizard, however, are more associated with gardens and brownfield sites.
- 3.25 In assessment of a site for reptiles several important habitat characteristics are considered, outlined in **Table 3.2** below, as derived from the Reptile Habitat Management Handbook (Edgar, 2010).

Table 3.2 – Important habitat characteristics for reptiles

1. Location (in respect of species range)	7. Connectivity to good quality habitat
2. Vegetation structure	8. Prey abundance
3. Insolation	9. Refuge opportunity
4. Aspect	10. Hibernation habitat potential
5. Topography	11. Disturbance regime
6. Surface geology	12. Egg-laying site potential

Invertebrates

- 3.26 The site was assessed for the presence of features that should be considered of high value to invertebrates. Several important features were considered, based on the assemblage descriptions provided within the Research Report “Surveying terrestrial and freshwater invertebrates for conservation evaluation” (NERR005, 2007), including but not limited to:
- Wood decay,
 - Early successional mosaic habitat,
 - Shaded ground layer,
 - Still and flowing water.

Quality Assurance (QA)

- 3.27 The results, conclusions and recommendations of this report are based on a number of factors i.e.
- Skills and experience of the surveyor,
 - Knowledge of flora and fauna relevant to the site location and geographical range,
 - Nature of the immediate and surrounding habitat in relation to shelter, foraging and commuting opportunities.
- 3.28 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the findings and recommendations of the surveyor and author Mr. H. Mulligan.

4.0 Limitations

- 4.1 This report does not contain a comprehensive list entailing the totality of botanical taxa on site. Species listed within **Appendix II** are recorded from a combination of the seasonal timing that the survey took place and botanical identification skills of the surveyors. Many plant species are only evident at certain times of the year; consequently, it is possible that some plant species may have gone undetected.
- 4.2 The optimal time of the year to carry out a preliminary ecological appraisal / UK Habitats survey is April to October; the survey was therefore carried out within an optimal period. Timing is not considered to be a constraint in this instance.
- 4.3 The survey took place outside of the bat active season (broadly acknowledged to be May – September), therefore, there was a lower probability of encountering direct evidence of bats, such as through droppings. Bat roost suitability can generally still be readily identified by a suitably experienced ecologist across the year, however, and thus this is not considered to be a significant constraint.
- 4.4 Similarly, the survey was undertaken outside of the main breeding period for birds; though direct evidence is less evident, historic nests or suitability for nesting can be assessed throughout the year by a suitably qualified surveyor. No constraints in relation to breeding birds are therefore considered applicable.
- 4.5 An eastern portion of the site had been cleared prior to the site visit in October 2025 as part of required site preparation works; however, the site was also attended in May 2025 by the same surveyor, and this area was uncleared at that time. As such, the vegetation / habitat present within the cleared area was not missed due to the site clearance, with notes and imagery from the May visit available to the surveyor, and so this is not considered to be a constraint.
- 4.6 In considering all potential survey constraints, no significant limitations were experienced that might adversely influence the results, conclusions, and recommendations of this report.

5.0 Desk Study Results

- 5.1 The site is located on the corner of Shelley Road and St Anns Road in Prestwich, approximately 5.9km north-west of Manchester city centre. The site broadly comprises an area of overgrown, derelict land on the edge of Prestwich Clough with the site boundary totalling approximately 0.06 hectares (ha) (see **Figure 5.1** below for location of the site within the surrounding landscape).

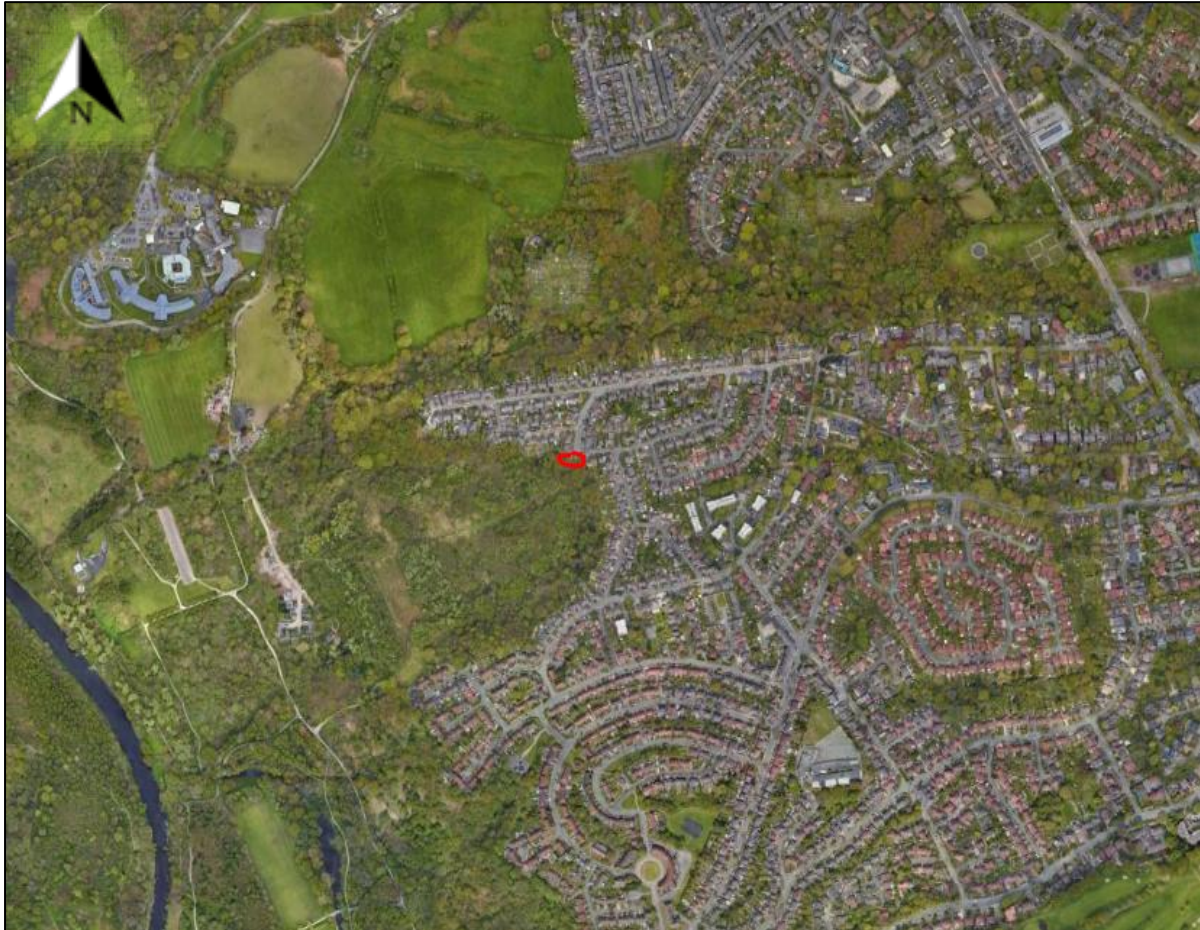


Figure 5.1 – Location of red line boundary within surrounding landscape © Google Earth Pro 2025

- 5.2 The site is bordered to the north and west by suburban development comprised of semi-detached housing with associated garden spaces along Shelley Road and St Anns Road. To the direct south and west is Prestwich Clough, a large woodland that extends west within a network of parks including Drinkwater Park, Prestwich Country Park and Waterdale Park, all bordering the River Irwell 0.8km to the west of the site. This network provides extensive semi-natural habitat, including large areas of deciduous and ancient woodland, open grasslands and wetland areas, all with strong connectivity to the site. Prestwich Clough also extends beyond the development 0.1km to the north, with a parcel of ancient woodland that is also locally designated as a Site of Biological Importance (SBI).

Relevant Planning History

- 5.3 No planning applications have been undertaken at the site in the past 10 years. Whilst a number have been undertaken in proximity along St Anns Road and Shelley Road, no ecological documentation has been included within any of the applications that would provide any additional information to inform this desktop assessment.

Designated Sites

- 5.4 There are four statutory designated sites for nature conservation within 2.0km of the site (see **Table 5.1** for further details and **Figure 5.2** for a visual aid).

Table 5.1 – Statutory designation types and reasons for designation within 2.0km buffer

Site name	Designation type	Interest features
Kersal Moor (1.4km south-east)	Local Nature Reserve (LNR)	A 7.9ha site comprised of grassland and scattered trees, supporting varied animal and plant life and offering open views of Salford.
Mere Clough (0.7km north-west)	LNR	A 5.5ha site of ancient and semi-natural woodland that is important for its bird life.
Philip's Park (0.7km west)	LNR	A 69.8ha site formed of ancient and semi-natural woodland, remnant heathland, species-rich meadows, willow scrub, mill lodges and ponds.
The Cliff / Kersal Dale (1.8km south-east)	LNR	A 30.8ha site along the River Irwell covered by woodland, semi-natural grassland, marsh and open water, supporting a varied wildlife including woodpeckers and kingfishers.

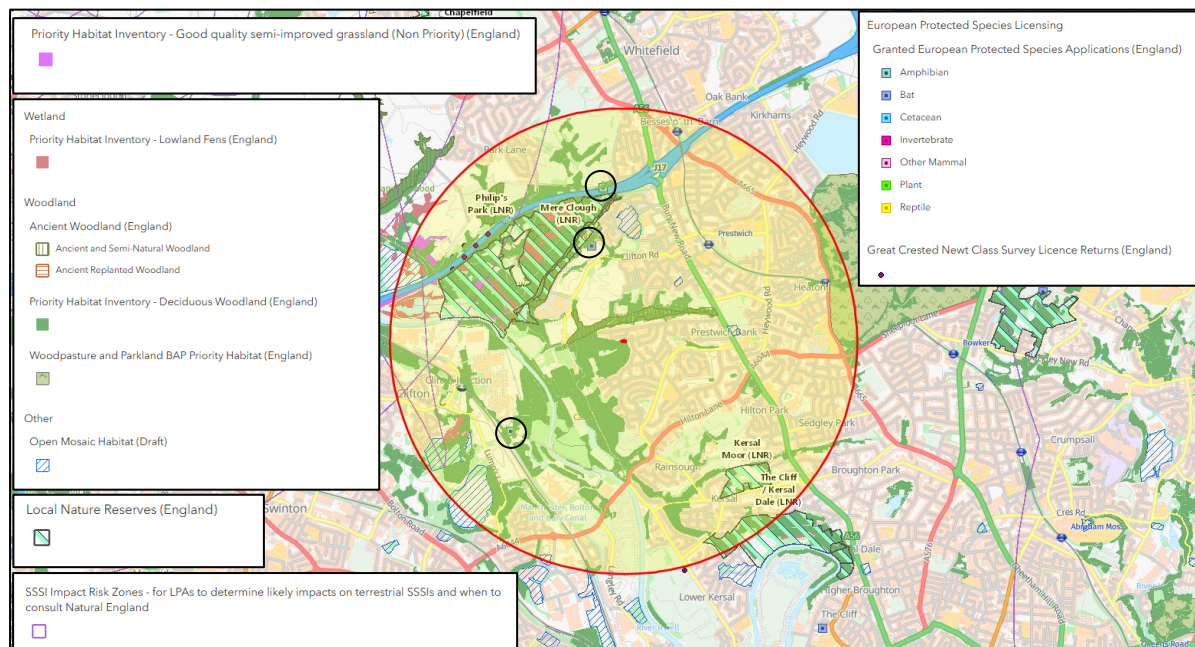


Figure 5.2 – Designated site, EPSML (circled) and priority habitat data for the area within 2.0km of application site © MAGiC Maps 2025

- 5.5 The site is also positioned within the Impact Risk Zone (IRZ) of several Sites of Special Scientific Interest (SSSI), including Nob End at a distance of 5.2km to the north-west.

5.6 Based on the IRZ – Threshold Checker² available on MAGiC Maps 2025, the proposals do not present a likely risk of having a harmful effect on the surrounding terrestrial SSSI and the Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites that they underpin.

5.7 Where no impact to SSSI's is predicted, NE issue the following advice within their standing guidance on SSSI impact zones (NE, 2019):

"It is important to note that the SSSI IRZs only indicate Natural England's assessment of likely risk to the notified features of SSSIs. Where they indicate such a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment."

5.8 In addition to the above, the site falls within 2.0km of a number of non-statutory designated SBI, most notably being Prestwich Clough 0.2km to the west. This SBI is designated for its ancient woodland, and is functionally connected to the site through connected woodland.

Habitats

5.9 An online search of MAGiC Maps identified the following priority habitats within a 2.0km search radius (see **Table 5.2** below).

Table 5.2 – Priority habitats located within 2.0km buffer

Habitat Type	Designation	Distance to site
Ancient & semi-natural woodland	Ancient Woodland	0.1km north
Deciduous woodland	Priority Habitat Inventory	Adjacent to south & west
Good quality semi-improved grassland	Priority Habitat Inventory	1.0km north-west
Lowland fens	Priority Habitat Inventory	0.8km west
Open mosaic	National Land Use Database	0.6km north-east
Woodpasture and parkland	BAP Priority Habitat	1.8km east

Vegetation

5.10 The site is positioned within a 'high' zone of the summarised botanical value map 2022³ under Monad Reference SD8003, with survey data indicating that the area has a high coverage of botanical species indicative of priority habitats in the boundary and woodland broad habitat types. No rare, scarce or threatened botanical species were recorded within the monad, though survey coverage is noted as good.

Bats

5.11 An online search of MAGiC maps revealed that one EPSML in relation to bats has been granted within a 2.0km radius of the site (see **Table 5.3** overleaf for further information and **Figure 5.2** previous for a visual aid).

² See:

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000¬es=&location=383272,400229%20%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000¬es=&location=383272,400229%20%20(IRZ%20polygon%20centre))

³ Further information available [Summarised Botanical Value Map - data.gov.uk](https://data.gov.uk)

Table 5.3 – Bat EPSML data records from MAGiC Maps

Licence Number	Distance from site	Context (where relevant)
2015-16549-EPS-MIT	0.8km north	Common pipistrelle (<i>Pipistrellus pipistrellus</i>); destruction of resting place

- 5.12 Tyrer Ecological Consultants Ltd have previous and ongoing projects involving bats within the 2.0km area surrounding the site; as such, the following biological data (see **Table 5.4**) is readily available to the Ecologist from the company database. All data has been previously submitted to the LERC serving the area, which, in this case, is GMLRC.

Table 5.4 – LERC submitted biological data records collected by Tyrer Ecological Consultants Ltd

Year	Distance from site	Context (where relevant)
2015	0.9km north	<i>Pipistrellus</i> sp. day roost.
2020	1.2km north-east	Common pipistrelle day roost.

- 5.13 The large areas of woodland to the immediate south and west offer high value, unilluminated habitat for bats and provide connectivity throughout the wider suburban setting. The species considered most likely to exist in proximity to the site include the brown long-eared bat (*Plecotus auritus*), which typically favours broadleaved woodland habitat, as well as both the common pipistrelle and soprano pipistrelle (*Pipistrellus pygmaeus*), which are often associated with roosting in occupied dwellings.

Birds

- 5.14 Given the mosaic of woodland, rough grassland and suburbanised habitats in proximity to the site, the surrounding environment is likely to support a moderately diverse assemblage of bird species, with the woodland likely to support common passerine species such as blackbird (*Turdus merula*) and chiffchaff (*Phylloscopus collybita*), and species adapted to urbanisation and common garden species such as and starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*) or swift (*Apus apus*) also likely to be present.
- 5.15 The aforementioned linear and area features suitable for bats would also afford connective habitat for bird species in the wider landscape.

Other Terrestrial Mammals

- 5.16 Given the presence of deciduous woodland in close proximity to the site and in the extending environment, the presence of badger setts in proximity to the site and their occasional presence through the site on a foraging and commuting basis is considered to be possible. In addition, the habitats in proximity to the site are highly likely to support hedgehog, with abundant woodland and garden habitats with strong connectivity to the site and opportunities for refuge also present.

Herpetofauna

- 5.17 Two EPSML pertaining to GCN have been granted within 2.0km of the site (see **Table 5.5** overleaf for further information and **Figure 5.2** previous).

Table 5.5 – GCN EPSML data records from MAGiC Maps

Licence Number	Distance from site	Context (where relevant)
EPSM2013-6663	1.2km south-west	Destruction of resting place
2020-46281-EPS-MIT	1.3km north	Damage and destruction of resting place

- 5.18 In addition, six 'Present' GCN Class Survey Licence Returns are present within a 2.0km radius, located 1.4km – 1.6km along the M60 motorway and each dating from 2016. However, based on the desktop assessment, there is an absence of standing waterbodies within 250m of the application site.
- 5.19 In a terrestrial context, the immediate surroundings are considered to host some suitability for GCN; areas of rough grassland, woodland and scrub within the semi-natural habitat mosaic could offer a variety of habitat features for this species, though a network of ponds in direct proximity to the site is absent.
- 5.20 Given the network of habitats in proximity to the site, opportunities for more generalist amphibians also exist in the surrounding habitats, with these species able to cover larger distances than GCN and having less sensitive habitat requirements.
- 5.21 Opportunities for reptiles may also exist within the mosaic of habitats surrounding the site, given the network of woodland and grassland.

Invertebrates

- 5.22 The mosaic of woodland and grasslands in proximity to the site is likely to support a moderately diverse assemblage of invertebrates, though is considered unlikely to host a nationally significant population or assemblage.

6.0 Field Survey Results

6.1 Habitat Survey

- 6.1.1 See **Table 6.1.1** (below) for baseline information and habitat descriptions; refer to **Appendix I** for any supporting imagery; additional scientific names are given in **Appendix II**. Refer to **Appendix IV – UK Habitats Map** for the location of described habitats & Target Notes (TN).

Table 6.1.1 – UK Habitat types within the survey area

Area habitat	Sec. Codes	Description
g4 Modified grassland	16 Tall forbs 81 Ruderal or ephemeral 517 Recent management 524 Invasive non-native species	The majority of the site is covered by an enriched area of tall forb grassland, dominated by stands of ruderal and successional vegetation such as common nettle (<i>Urtica dioica</i>), rosebay willowherb (<i>Chamaenerion angustifolium</i>) and broad-leaved dock (<i>Rumex obtusifolius</i>), with tussocks of cock's-foot (<i>Dactylis glomerata</i>), Yorkshire-fog (<i>Holcus lanatus</i>) and false oat-grass (<i>Arrhenatherum elatius</i>) throughout. Scattered stands of bramble (<i>Rubus fruticosus</i> agg.) and INNS Himalayan balsam (<i>Impatiens glandulifera</i>) are also present, alongside garden escapees such as elephant-ears (<i>Bergenia crassifolia</i>), garden privet (<i>Ligustrum ovalifolium</i>) and Portugal laurel (<i>Prunus lusitanica</i>). While the eastern half of this parcel has largely been cleared, the previous site visit in May 2025 had mapped the parcel and taken species lists, and this area was largely consistent with the uncleared areas to the west. A single stand of INNS montbretia (<i>Crocsmia x crocosmiiflora</i>) was also observed within this parcel.
h3d Bramble scrub	524 Invasive non-native species	Several areas to the west of the site are covered almost entirely by dense, impenetrable bramble scrub, with other species largely limited to tall forbs such as rosebay willowherb and common nettle as present within the tall forb grassland, alongside INNS Himalayan balsam which extends through and over much of the scrub.
Individual trees Urban trees	200 Tree	Two individual trees are present onsite, each large, mature sycamores (<i>Acer pseudoplatanus</i>); T1 to the south-east corner of the site, and T2 along the southern boundary. Willow (<i>Salix</i> sp.), dogwood (<i>Cornus sanguinea</i>) and ash (<i>Fraxinus excelsior</i>) saplings are also present throughout the site but are too small to be mapped (DBH <7.5cm), with several cleared since the site visit in May 2025.
Target Notes		
1	Location of Himalayan balsam	
2	Location of montbretia	

- 6.1.2 The site lies directly adjacent to lowland mixed deciduous woodland, a priority habitat listed on both the UK and Greater Manchester Biodiversity Action Plans.

6.2 **Vegetation**

Notable species

6.2.1 No species of conservation importance were recorded within the site during the appraisal.

Invasive non-native species (INNS)

6.2.2 Two INNS, listed under Schedule 2 of The Invasive Alien Species (Enforcement and Permitting) Order 2019 (IASO) and Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) respectively, were observed within the red line boundary; Himalayan balsam in dense abundances, and montbretia beneath T2. See **Appendix I** for supporting imagery and Target Notes in **Appendix IV** for specific locations.

6.3 **Bats**

6.3.1 No buildings are present within the site boundary to warrant any preliminary roost assessments.

6.3.2 Two mature trees are present within the site, though each of these was found to be absent of any ecological niches which would offer any natural PRFs in relation to bats. Each of the trees within the site are thus assessed as pertaining to a bat roost suitability of 'None' in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

6.3.3 From a habitat suitability assessment in relation to bat activity, the habitats within the site are likely of moderate value for bats, with the trees and shrubbery offering foraging and commuting suitability and forming part of a wide network of semi-natural habitats within the unilluminated woodland extending to the south and west, though the site itself is likely of lower value than the surrounding habitat, especially given that it lies adjacent to illuminated development. The presence of bats onsite is thus considered likely in an occasional commuting or foraging capacity.

6.4 **Birds**

6.4.1 In relation to WCA Schedule 1 specially protected bird species such as black redstart, the site is lacking in suitable nesting platforms, and no direct evidence or evidence of historic nesting was identified by the surveyor. Records of this species are more prominent towards Manchester city centre, where green roofs, old canals, warehouses and large public buildings with ephemeral roofs offer more variety and opportunities for this species to thrive.

6.4.2 In relation to other bird species, the site provides abundant nesting platforms within the scrub, tall forbs and trees which are likely to be used during the nesting bird season of March – August inclusive.

6.5 **Other Terrestrial Mammals**

Badger & hedgehog

6.5.1 No field signs of badger, such as latrines, pathways, hairs, footprints, or feeding signs, for example snuffle holes and scratched trees / logs, were located within the application site boundary, though the habitats onsite are broadly suitable for the foraging and commuting habits of this species. Given the deciduous woodland directly bordering the site to the south and west which could feasibly support this species, it is considered that badgers could access the site on an occasional foraging and commuting basis. As such, the presence of this species onsite cannot be ruled out.

- 6.5.2 Whilst no direct evidence of hedgehog was identified, the habitats onsite are favourable for this species, and the surrounding habitats offer high suitability for this species within the woodlands and gardens, and thus they are likely to be present in the surrounding environment. As such, their presence onsite is considered likely.

6.6 Herpetofauna

Great crested newt (GCN)

- 6.6.1 Important elements to consider when assessing likely impacts against GCN includes:
- The scale, nature and magnitude of proposals,
 - Site proximity to a potential breeding pond and to any additional ponds,
 - Habitat linkage / barriers between potential breeding ponds and the site,
 - Nature and extent of available terrestrial habitat around the pond,
 - Area of site habitat loss,
 - Nature of habitat to be lost and potential value to GCN,
 - Most up to date Government guidance considering EPS.
- 6.6.2 As derived from the desktop assessment, two granted EPSMLs and six positive licence returns are located within 2.0km of the site, though each of these are located a minimum of 1.2km away from the site beyond extensive development. In addition, no standing waterbodies are present within 250m of the application site.
- 6.6.3 In a terrestrial contextual assessment, the site itself provides moderate value habitat for GCN, with scrub and brash throughout the site offering refuge opportunities, and the extending woodland to the south and west offering favourable terrestrial habitat.
- 6.6.4 However, despite the favourable habitat onsite and in the extending environment, the complete absence of a pond network in proximity to the site means that there is no aquatic habitat in the vicinity for a breeding population of GCN to establish. As such, the presence of GCN within the site can be ruled out, with no feasibility of presence within 250m, and thus no risk of the species being present onsite.

Wider amphibians

- 6.6.5 The habitats onsite are also broadly favourable for common amphibians such as common frog or common toad, and these species are far more robust and less sensitive than GCN, and thus are more able to overcome significant barriers to dispersal which would prevent the establishment of GCN. As such, it is possible that wider amphibians would use the habitats within the site boundary.

Reptiles

- 6.6.6 While the woodland bordering the site could feasibly support reptiles, the habitats within the site are not considered to offer any strong suitability for this taxon, being densely vegetated and largely devoid of ecotones between habitat types, and not featuring any other favourable features that would encourage this group to use the site. Impacts to this group can thus likely be ruled out.

6.7 Invertebrates

- 6.7.1 While the woodland bordering the site is likely to support a moderate assemblage of invertebrates, the habitats onsite are unlikely to support a particularly diverse or significant assemblage of invertebrates, being limited in size and variation, densely vegetated and absent of features that would attract protected invertebrates.

7.0 Conclusions & Recommendations

Designated Sites

- 7.1 The site is positioned within the Impact Risk Zone (IRZ) of several Sites of Special Scientific Interest (SSSI), including Nob End at a distance of 5.2km to the north-west.
- 7.2 Based on the IRZ – Threshold Checker available on MAGiC Maps 2025, the proposals do not present a likely risk of having a harmful effect on the surrounding terrestrial SSSIs and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. No further consultation with NE is therefore required in relation to statutory designated.
- 7.3 The site also lies in proximity to a number of Sites of Biological Importance (SBI), including Prestwich Clough 0.2km to the west, which is functionally linked to the site through connected woodland.
- 7.4 Despite this, given the scope of works, which entails the erection of a single dwelling in an area of predominantly modified grassland, direct impacts to the SBI can likely be ruled out, and an SBI Impact Assessment is unlikely to be required given the distance and the lack of impacts anticipated. In addition, the recommendations outlined within the habitat section below will ensure that impacts to the site-adjacent woodland, functionally connected to the SBI, will be minimised, thus ensuring that impacts to the LWS can be avoided.

Habitats

- 7.5 No habitats of national or local priority status were located within the site boundary during the diurnal appraisal, though the site lies directly adjacent to lowland mixed deciduous woodland, a UK and Greater Manchester BAP priority habitat.
- 7.6 As such, to avoid direct or indirect impacts to this priority habitat through the construction phase of the development and lighting post-development, it is recommended that a Construction Environmental Management Plan (CEMP) is produced for the scheme, detailing measures to reduce impacts to this priority habitat during and post-development.
- 7.7 Any landscaping should look to incorporate native species as discussed in **Appendix II**.

Vegetation

- 7.8 No priority vegetative species were identified on the site by the surveyors during the diurnal appraisal.
- 7.9 Two INNS, listed under Schedule 2 of The Invasive Alien Species (Enforcement and Permitting) Order 2019 (IASO) and Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) respectively, were observed within the red line boundary; Himalayan balsam in dense abundances, and montbretia beneath **T2**. Whilst it is not illegal to host any species designated as such within a site, it is an offence, under current legislature, to knowingly permit the spread of an INNS beyond the confines of your site, either via allowing it to grow unchecked or through the irresponsible removal and dumping of waste / plant matter.
- 7.10 Given that each of these INNS will be impacted, it is recommended that they are eradicated from the site prior to development to prevent potential further spread of these species from within the site. A Method Statement should be collated by a suitably qualified ecologist or invasive species specialist outlining how these species will be removed pre-works, including details regarding site biosecurity protocols.

Bats

- 7.11 Based upon the findings of the DBW and associated GLTA, covered through sections 5.0 – 6.0 of the report and supported by **Appendix I**, all of the trees on site are duly categorised as pertaining to a bat roost suitability of '**None**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023). See **Figure 7.1** overleaf for a relevant BCT guidelines extract.

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

Figure 7.1 – BCT extract on tree roost suitability criteria

- 7.12 Installation of overly harsh artificial lighting as part of any development that exceeds current levels may have a negative impact upon foraging / commuting bats in the landscape, subject to their presence, particularly if increased light spillage occurs in areas that are currently free from illumination, particularly the woodland to the south and west. A bat-sensitive lighting plan is therefore recommended in order to avoid potential impacts to bats. Several options to consider have been listed below, though the reader is referred to the Bat Conservation Trust's 'Bats and Artificial Lighting at Night' guidelines (August 2023) for further information.

Appropriate luminaire specifications: Light sources, lamps, LEDs and their fittings come in a myriad of different specifications which a lighting professional can help to select. However, the following should be considered when choosing luminaires and their potential impact on Key Habitats and features:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component.
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires can be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges.
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered - See ILP GN01.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate.
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand.

- Use of motion sensors for local authority street lighting may not be feasible unless the authority has the potential for smart metering through a CMS.
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

Birds

- 7.13 No impacts are applicable in relation to any Sch.1 (WCA) specially protected bird species such as black redstart, and no further surveys or recommendations are necessary in relation to specially protected birds, with no viability of nesting within the site boundary.
- 7.14 Regarding wider breeding bird species, the vegetation throughout provides suitable nesting locations within the nesting bird season of March – August, inclusive.

NB: *All wild birds (with only minor exceptions) and their nests whilst being built or containing eggs or dependant young are protected from destruction, damage and disturbance under the Wildlife & Countryside Act 1981 (as amended). It is a punishable offence to interfere in any way with an active nest.*

- 7.15 Any works onsite should therefore be carried out outside of the breeding bird season, typically March – August inclusive. For works within the breeding bird season, any areas that can support nesting birds should be checked by a professional Ecologist for nesting birds within 48 hours or less prior to works commencing.

Point 3.24 of the British Standards Publication 42020:2013 defines a professional ecologist as: *“a person who has, through relevant education, training or experience, gained recognised qualifications and expertise in the field of ecology and environmental management.”*

- 7.16 Where / if active nests are / have been located by the Ecologist, then any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally, this can be aided, for example, via implementation of appropriate buffer zone(s) around the nest site (typically 5 – 10 metres) in which no disturbance is permitted until the nest is no longer in use. This would have to be coordinated through the expert judgement of the professional ecologist and species pending.

Other Terrestrial Mammals

Badger & hedgehog

- 7.17 Based upon the desktop assessment, the presence of badger onsite is considered to be possible on an occasional basis, while the presence of hedgehog is likely.
- 7.18 It is therefore recommended that Reasonable Avoidance Measures (RAMs) are enacted at the site to avoid any impacts these species. RAMs to minimise construction impacts and prevent harm or injury to badgers and hedgehog should include, as a minimum:
- All working hours should be limited to daylight (dawn – sunset, or dawn – 6pm in winter) to avoid disturbing any badger or hedgehog in vicinity of the development area.

- A pre-commencement check of the site, any stored materials and the immediate vicinity of development footprint will be carried out prior to any works each morning in order to check for the presence of badger or hedgehog.
- Materials that may cause entrapment such as plastic / metal fencing, as well as those which could be potentially harmful to terrestrial mammals such as chemicals, should not be left around the site following the cessation of daytime work.
- No bulky equipment / general construction aggregates should be left around the development area, instead leave them on bare ground away from the risk zone.
- Stock piling of spoil material MUST be left un-compacted and not allowed to grass over, as if grassed over and compacted, terrestrial mammals may be encouraged to excavate new areas for refuge.
- Fires must not be used as a means of the disposing of waste materials.
- Any trenches or excavations must either be covered at the end of each working day, or a low angle (no more than 45°) sloping board of approximately 300mm width should be provisioned within any uncovered excavations to provide a means of escape for any terrestrial mammals.
- Any temporarily exposed open pipe system MUST be capped in such a way as to prevent badgers gaining access, as may happen when contractors are off site.
- In the event an underground void / potential sett entrance is exposed during the works, work must cease immediately; and an Ecologist must be contacted to determine if the opening forms part of a previously undiscovered tunnel network of a badger sett. If this cannot be ruled out, works will cease, and Natural England consulted for further advice.

Herpetofauna

- 7.19 The results of the desk and field study suggest that the presence of GCN within the works area onsite, or impacts from the development, are highly unlikely.
- 7.20 Given the habitats in proximity to the site, the presence of generalist amphibians onsite is considered possible, however.
- 7.21 To prevent impacting upon local populations of common frog and common toad it is recommended that the RAMs outlined previous for mammals are extended to include such species.
- 7.22 Should any frogs or toads be encountered within the works area, they should be handled with wet gloves to prevent impact / injury and moved to an area of like for like habitat outside of the works area away from potential harm. The applicant and all contractors would be aware that if at any stage newts are encountered during works, or at any other stage of the programme of works, such works would be required to immediately cease and the Ecologist / ECoW would be made aware as to provide further guidance, if an Ecologist is not already present.
- 7.23 The results of the desktop and field study suggest that reptiles can be conclusively ruled out from the site, and thus no further recommendations apply.

Invertebrates

- 7.24 The site is not considered to be locally distinct for this species group and no specific intervention measures apply; measures to enhance the site post-development for invertebrates could be considered however, and are included within **Appendix III**.

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Appendix I: Site Photographs



Plate 1 – *Character of the east of site in October 2025*



Plate 2 – *Character of east of site in May 2025*



Plate 3 – *Tall forb grassland and bramble scrub to west of site*



Plate 4 – *T2 to south-east of site*



Plate 5 – T1 to south of site



Plate 6 – Himalayan balsam INNS onsite



Plate 7 – *Montbretia INNS* beneath T2



Plate 8 – Further character of site in May 2025, with saplings and garden escapees



Plate 9 – *Dense bramble scrub to west*



Plate 10 – *Tall forb grassland*



Plate 11 – *Extending woodland to south*



Plate 12 – *Character of the site as seen from Shelley Road*

Appendix II: Botanical Species List

Species nomenclature follows Stace, C (2019) – definitive English names; scientific names for given flora are presented below.

Any invasive non-native species are denoted by the acronym (**INNS**).

Taxon	Common Name	Scientific Name
Bryophyta	Common Feather Moss	<i>Kindbergia praelonga</i>
Angiosperms	Ash	<i>Fraxinus excelsior</i>
	Bramble	<i>Rubus fruticosus</i> agg.
	Broad-leaved Dock	<i>Rumex obtusifolius</i>
	Cleavers	<i>Galium aparine</i>
	Cock's-foot	<i>Dactylis glomerata</i>
	Common & Atlantic Ivy	<i>Hedera helix</i> s.l.
	Common Nettle	<i>Urtica dioica</i>
	Creeping Buttercup	<i>Ranunculus repens</i>
	Dogwood	<i>Cornus sanguinea</i>
	Elephant-ears	<i>Bergenian crassifolia</i>
	False Oat-grass	<i>Arrhenatherum elatius</i>
	Garden Privet	<i>Ligustrum ovalifolium</i>
	Geranium sp.	<i>Geranium</i> sp.
	Green Alkanet	<i>Pentaglottis sempervirens</i>
	Himalayan Balsam INNS	<i>Impatiens glandulifera</i>
	Holly	<i>Ilex aquifolium</i>
	Montbretia INNS	<i>Crocasmia x crocosmiiflora</i>
	Portugal Laurel	<i>Prunus lusitanica</i>
	Rosebay Willowherb	<i>Chamaenerion angustifolium</i>
	Sycamore	<i>Acer pseudoplatanus</i>
	Willow sp.	<i>Salix</i> sp.
	Yorkshire-fog	<i>Holcus lanatus</i>
Polypodiophyta	Male-fern	<i>Dryopteris filix-mas</i>

Appendix III: Biodiversity Enhancement: General Recommendations

Bats

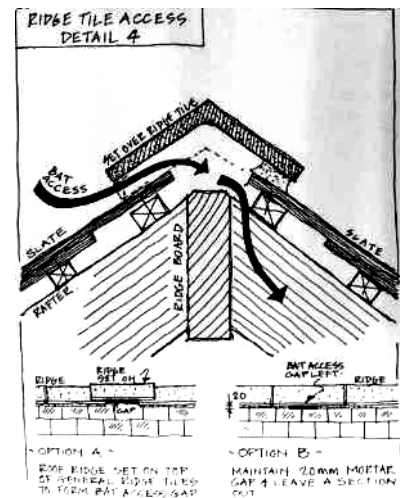
Integrated bat box

The Habibat Bat Box is a solid box made of insulating concrete with internal roosting space. The box blends seamlessly into brick-built properties and may be incorporated into the fabric of buildings, being best placed on gable elevations.



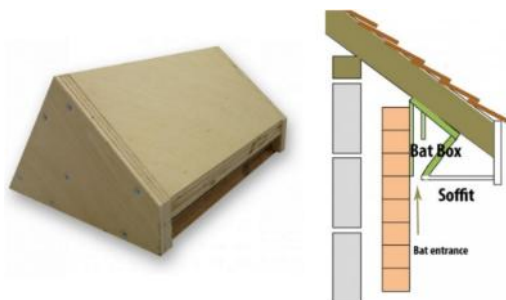
Ridge access

Where appropriated, ridge tile access should be made with the incorporation of traditional Bitumen 1F underfelt immediately beneath ridge tiles. Breathable BRM membrane can cause significant problems where bats are in contact with it, whereby their fine claws become entangled within the fibres of the membrane, entrapping and killing bats.



Soffit access

Where soffits are instated at gable elevations, roost provision may be instated in the form of a soffit bat box with internal roosting space.



Externally fitted boxes

A large number of externally fitted box models for bats exist for buildings and trees. Suitable models for both buildings and trees may include the Eco Kent Bat Box.



Breeding Birds – House Sparrow

The sparrow terrace has been designed to help redress the balance of falling house sparrow numbers. The current UK population is now half of what it previously was in 1980 and this is widely attributed to habitat destruction and lack of suitable nesting spaces. House sparrows are social birds and like to nest in company, therefore, this terrace provides ideal nesting opportunities for three families. The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of buildings.



Breeding Birds – Swallow

The Woodstone ® Swallow Nest Bowl replicates swallow nest cups, and can be mounted within buildings or outhouses, or within custom-built structures.

They provide nesting opportunities during the spring and summer months when swallows return from their winter migration. A number of these bowls should typically be placed together to provide numerous opportunities, placed a minimum of 1m between individual bowls, and ensuring constant access is possible through an open frontage, door or window.



Breeding Birds – Other

This traditional design has proved to be highly effective in attracting robins, as well as other small species such as black redstart, spotted flycatcher and wren. It is designed to be installed on the walls of houses, barns, garden sheds or other buildings and should be hung so that the entrance is to one side (at an angle of 90° to the wall). The front panel can be easily removed for cleaning.

This type of box should not be made conspicuous on a tree or bush because small predators can enter through the unprotected opening. By hanging on a wall, predators won't be able to reach the box. Alternatively hide the box in Ivy, Honeysuckle or other climbing plants.



Hedgehog Home

Exterior quality 12mm resin bonded ply. The box remains untreated on the inside. Best situated in a quiet corner of the garden, and covered with leaves and other garden debris. Removable lid for cleaning purposes and reinforced corners, manufactured with surface sunk nails to resist rusting.

Nest box size: Height 22cm x Width 38cms x Length 47cm



Environmentally positive: Direct action to help hedgehog survival rates, encouraging biodiversity; FSC timber; Zero carbon footprint in use.

Amphibians – Hibernacula

Hibernacula are underground chambers that amphibians and reptiles use throughout the winter to protect themselves from the cold. Creating a hibernaculum will provide a safe space for amphibians and reptiles to hibernate over winter, as well as a spot for solitary bees to soak up the sun and for birds to relax. These habitats can be integrated into a wide variety newly created or enhanced habitats and attract herps to new areas.

You will need:

- A spade
- Logs and branches
- Rocks and bricks
- 2-3 drainpipe cut-offs or cement pipes (if using plastic drainpipes, roughen the insides with sandpaper, so that they are not too slippery for animals to climb)
- Turf or meadow flower seeds (optional)

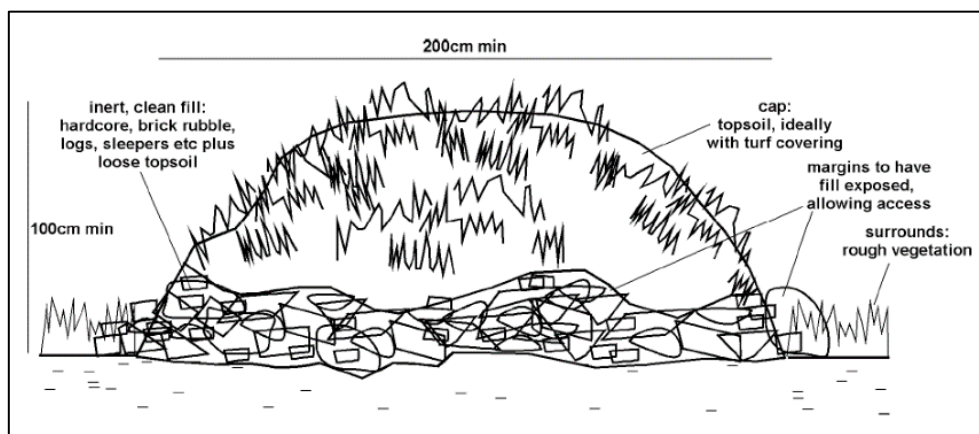
How to make your hibernaculum yourself:

- In a sunny spot, dig a hole about 50cm deep and 1.5 metres across.
- Fill with logs, branches, bricks and rocks, leaving plenty of gaps in between.
- Insert entrance tubes (drainpipes) at ground level into the hole.
- Cover the pile with soil (to about 50cm high).
- Plant meadow seeds or long grasses over the mound to create a feast for summer pollinators.

To construct a hibernaculum to Natural England standard:

- In desired areas, remove the turf from the footprint of the hibernaculum and set aside.
- On well-drained soil excavate to a depth of approximately 500 mm and set aside spoil (this is unnecessary on poorly drained soils).
- Fill the footprint or pit with core material. Materials likely to retain moisture are preferable, such as cut timber, brash and grubbed up tree roots. Other material such as inert hardcore, bricks, rocks, and building rubble may also be used. Materials that will decompose should not be placed beneath heavy components such as bricks or rocks, to reduce the risk of collapse.
- Pack the larger spaces within the core materials with wood chippings, loose topsoil or spoil.
- Cover the hibernaculum with the turves removed from the footprint.
- Take care not to create structures that might attract rodents, such as piles of rubble with many entrance holes. There has been no rigorous investigation of the optimum size of hibernacula, but larger hibernacula are probably more useful than small constructions because they contain a variety of different microhabitats and are more likely to maintain stable conditions.
- A suggested minimum size is 4.0 m long by 2.0 m wide by 1.0 m deep. 2.0 x 2.0 x 1.0 metres (length x width x height) as a minimum.

Illustrative aid for hibernaculum:





Invertebrates – Insect Hotels

Insect hotels provide a habitat for a variety of insects. Designs can be small or large enough to create a focal point in a wildlife garden and sturdy enough to last for years. Ensure hotels are made from untreated wood, which is important as insects need natural materials to thrive, and split into sections that each contain a different nesting material. There should be pine cones for ladybirds, wood slits for butterflies and moths, bamboo canes for solitary bees, and loose pieces of wood for beetles. Placement: Size against walls or fences and fix to prevent toppling. The feet keep the main body off the damp ground. You could push bricks against them to keep the bug hotel upright, which would also encourage woodlice and even frogs that enjoy cool stone conditions.



Invertebrates – Bee bricks

The Bee Brick can be used in place of a standard brick or block in construction to create habitat for solitary bees. Alternatively, it can be used as a standalone bee house in your garden or wild patch. It will provide much needed nesting space for solitary bee species such as red mason bees and leafcutter bees, both of which are non-aggressive.

Each Bee Brick contains cavities in which solitary bees can lay their eggs before sealing the entrance with mud and chewed-up vegetation. The offspring will emerge the following spring and the cycle will begin again. Each cavity goes part way into the brick, which is solid at the back. Bee Bricks should be placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. It is highly recommended that bee-friendly plants should be located nearby so that the bees using the bricks have food, otherwise it is unlikely that the brick will be used. Available in a choice of four colours: white grey, dark grey, yellow and red.



Specification

- * Material: Concrete
- * Dimensions: W 215mm x D 105mm x H 65mm
- * Weight: 2.9kg
- * Colours: White grey, yellow, dark grey and red

Native Planting and/or Landscaping

The below species have been assessed against the local soil and habitat types and are deemed suitable for the site. All plant material should comply with the minimum requirements in BS 3936-1: 1992 Specification for trees and shrubs and BS 3936-4: 2007 Specification for forest trees and BS 8545: 2014 Trees from Nursery to Independence in the Landscape. Any plant material, which in the opinion of the appointed Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor should replace all plants rejected at own cost. New hedgerows should be primarily comprised of blackthorn, hawthorn, hazel, and holly, whilst climbers/creepers such as hops and honeysuckle can be planted at the base of boundary features such as fences and walls, and new tree planting should include species such as pedunculate oak, wild cherry, and alder buckthorn.

	Common Name	Scientific Name	Planting Preference
Ferns	Male Fern	<i>Dryopteris filix-mas</i>	Semi-shade or shaded
	Soft Shield-fern	<i>Polystichum setiferum</i>	Semi-shade or shaded
	Maidenhair Fern	<i>Adiantum capillus-veneris</i>	Suitable for rockeries / walled gardens
	Royal Fern	<i>Osmunda regalis</i>	Full sun in moist-damp areas
Herbaceous plants	Bloody Crane's-bill	<i>Geranium sanguineum</i>	Dry soils - suitable for rockeries
	Columbine	<i>Aquilegia vulgaris</i>	Semi-shade or open areas
	English Bluebell	<i>Hyacinthoides non-scripta</i>	Moist soils in semi-shade or open areas
	Giant Bellflower	<i>Campanula latifolia</i>	Semi-shade or open areas
	Greater Knapweed	<i>Centaurea scabiosa</i>	Dry-moist soils. Suitable for borders
	Greater Woodrush	<i>Luzula sylvatica</i>	Moist soils in semi-shade or open areas
	Meadow Crane's-bill	<i>Geranium pratense</i>	Humid-moist soils. Suitable for borders
	Musk Mallow	<i>Malva moschata</i>	Dry-moist soils. Suitable for borders and rockeries
	Sea Campion	<i>Silene uniflora</i>	Dry soils - suitable for rockeries
	Stinking Hellebore	<i>Helleborus foetidus</i>	Semi-shade or open areas
Climbers	Honeysuckle	<i>Lonicera periclymenum</i>	Dry-moist soils
	Hops	<i>Humulus lupulus</i>	Dry-moist soils
	Ivy	<i>Hedera helix</i>	Dry-moist soils
	Sweet-briar	<i>Rosa rubiginosa</i>	Dry-moist soils
Woody Shrubs	Dogwood	<i>Cornus sanguinea</i>	-
	Guelder Rose	<i>Viburnum opulus</i>	-
	Hawthorn	<i>Crataegus monogyna</i>	-
	Hazel	<i>Corylus avellana</i>	-
	Holly	<i>Ilex aquifolium</i>	-
Trees	Alder Buckthorn	<i>Frangula alnus</i>	-
	Osier	<i>Salix viminalis</i>	-
	Pedunculate Oak	<i>Quercus robur</i>	-
	Purple Willow	<i>Salix purpurea</i>	-
	Rowan	<i>Sorbus aucuparia</i>	-
	Silver Birch	<i>Betula pendula</i>	-
	Wild Cherry	<i>Prunus avium</i>	-
	Wych Elm	<i>Ulmus glabra</i>	-



UK Habitats Key

-  g4 - Modified grassland
- 16, 81, 517, 524
-  h3d - Bramble scrub - 524
-  Scattered tree - deciduous, large - 200
-  Target notes
-  Red line boundary

Survey Date: 29/10/2025
 Drawn: Mr. H. Mulligan
 Date Drawn: 13/11/2025
 Checked & Approved: Mrs. K. Wilding
 Size: A3
 Scale: 1:500

Tyrer Ecological Consultants Ltd
Roselands, Suite 1,
3 Cross Green,
Formby,
L37 4BH
Tel: 01704 875781

Email: enquiries@tyrer-ecologicalconsultants.co.uk
www.tyrer-ecologicalconsultants.co.uk

Target notes:

1. Location of Himalayan balsam
2. Location of montbretia

Contains imagery courtesy of Bing Maps

Secondary Codes:

- 16 - Tall forbs
- 81 - Ruderal or ephemeral
- 200 - Tree
- 517 - Recent management
- 524 - Invasive non-native species

0	10	20 m
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