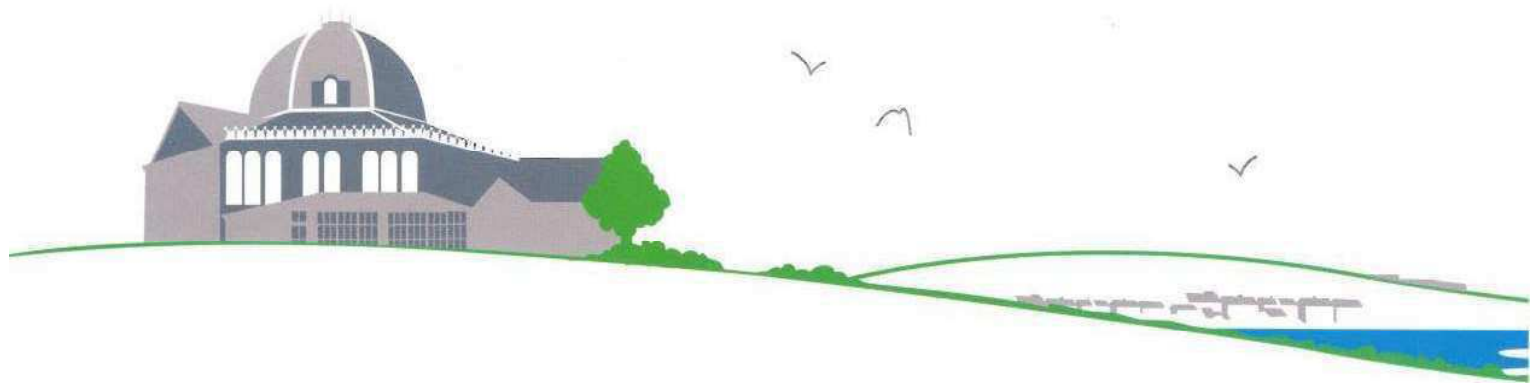




RGJB WHITTAKER LTD
12A WHITTAKER LANE, PRESTWICH
ECOLOGICAL MITIGATION PLAN





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12A WHITTAKER LANE, PRESTWICH

ECOLOGICAL MITIGATION PLAN

Penny Anderson Associates Limited
'Park Lea'
60 Park Road
Buxton
Derbyshire
SK17 6SN

Project Manager and Author
Rob Lamb, Principal Ecologist, BSc, MSc, ACIEEM

June 2025

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: 

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- 1 Photographs
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1. OVERVIEW

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by RGJB Whittaker Ltd to provide ecological enhancement recommendations for the 12A Whittaker Lane, Prestwich development project (near postcode M25 1FX). Planning permission has been granted for the development, subject to conditions¹.
- 1.2 This document sets out suitable recommendations which should be sufficient to satisfy planning condition #6 which reads:
- 'No development shall commence on site unless and until a scheme of ecological mitigation and enhancements measures have been submitted to and approved in writing by the Local Planning Authority. The measures shall be retained and maintained within the development at all times thereafter.'*
- Reason: To adequately protect the biodiversity value of the site and to secure an enhancement to biodiversity, in accordance with Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Greater Manchester Places for Everyone Plan and the National Planning Policy Framework.'*
- 1.3 It is our understanding that no ecological survey was completed prior to planning decision. Therefore, our recommendations are based on photographs (Appendix 1, Photographs 1 to 3) and the plan layout (Appendix 2) shared with PAA, along with a desk-based review; no site visit was undertaken.
- 1.4 The desk review used the MAGIC² database and available aerial/Streetview imagery to inform of any protected sites, priority habitats and European protected species licences within 1km of the site. The professional judgement of the ecologist was then applied to prescribe suitable wildlife enhancements.
- 1.5 We understand that the development has been deemed exempt from Biodiversity Net Gain (BNG) and no habitat mapping or condition assessments have, therefore, been carried out.
- 1.6 This document should be read in conjunction with the proposed landscape designs for the site (Appendix 2).

¹ Bury Council Planning Decision Application No :71330

² Multi Agency Geographic Information for the Countryside

2. DESK-BASED REVIEW

Site Location and Context

- 2.1 The site is located within a suburban landscape in northern Greater Manchester. The surroundings to the west are predominantly residential. To the east are areas of grassland, parkland, woodland and a boating lake associated with Heaton Park; the boundary of the park being c.100m from the site.
- 2.2 A tree line and scrub to the north and west of the site is mapped on MAGIC as Priority Habitat deciduous woodland.
- 2.3 The landscape plan and photographs shared of the site indicate that opportunities to create and enhance vegetated habitat within the site boundary are very limited.
- 2.4 The decision notice for the granted planning application mentions the site was assessed as 'low risk' for bats³.

MAGIC Database Review

- 2.5 A desk-based review of available information on the MAGIC database was undertaken by Principal Ecologist Rob Lamb on 23rd June 2025. The MAGIC database search was for statutory and non-statutory designated sites, Priority Habitats and European protected species licences within 1km of the site.
- 2.6 The search found no protected sites or European protected species licences within 1km of the site. Many pockets of Priority Habitat deciduous woodland were recorded within 1km of the site. These were predominantly associated with Heaton Park to the east but also includes a wooded corridor just north of the site screening the tramline.

Summary of Ecological Receptors to Enhance for

- 2.7 Overall, in consideration of the likely ecological receptors and scale of the project, enhancements have been prescribed for roosting bats (in particular, urban species such as pipistrelles⁴) and nesting birds.
- 2.8 The footprint of the yard area to the rear (west) of the property is very limited and will be used for bike storage, recycling stations and a communal patio. Recommendations for vegetated habitat improvements or terrestrial mammal habitat enhancements have, therefore, been deemed inappropriate for the site.

³ Bury Council Planning Decision Application No :71330

⁴ *Pipistrellus* sp.

3. ECOLOGICAL MITIGATION FEATURES

Artificial Habitat Boxes

Pipistrelle Bat Roosting Features (Two)

- 3.1 The decision notice for the granted planning application notes the site has been assessed as 'low risk' for bats⁵. The structure may retain some low potential roost features after the development. However, one artificial bat roost feature should be provided as mitigation and a further one feature as enhancement.
- 3.2 Both features should be suitable for pipistrelle species. The features can be integrated features (if preferred and practical to install) such as the Ibstock bat brick⁶. Or a box can alternatively be used, following similar specification as, for example, the NHBS⁷ flatpack double chamber bat box⁸.
- 3.3 Exact locations of the features have not been defined in this document and can be somewhat flexible as long as the following guidance is followed:
- The two features will be installed at late- or post-development phase;
 - The features will be installed at a height of 3m to 6m;
 - The bat features should be clustered close to one another, but away from/on a separate face of the building to the bird boxes;
 - The features should be located away from street or security light spill, on the south or west face of the main building.
- 3.4 The features can be installed without ecological supervision if the above guidance is followed. Manufacturer instructions should also be checked to ensure correct orientation. Photographs should be taken of each feature once installed and sent to an Ecologist for comment.

Generalist Bird Nesting Box (Two)

- 3.5 Two bird nesting boxes should be installed at 2m to 4m height (3m to 4m optimal) on the structure at the end of the development phase. They should be located away from and on a different face to the bat features, and away from security and street light spill.
- 3.6 The boxes should be suitable for the IUCN⁹ Red Listed house sparrow (*Passer domesticus*) (as listed in BoCC5¹⁰) but may also be used by other small passerines such as tits and finches. For example, the NHBS sparrow nest box system¹¹ or similar.

⁵ Bury Council Planning Decision Application No :71330

⁶ <https://www.wildlifeservices.uk/product-page/ibstock-bat-bricks>

⁷ Natural History Book Service

⁸ <https://www.nhbs.com/flatpack-double-chamber-bat-box>

⁹ International Union for Conservation of Nature

¹⁰ Birds of Conservation Concern, Stanbury et al (2021)

¹¹ <https://www.nhbs.com/sparrow-nest-box-system>

- 3.7 The features can be installed without ecological supervision as long as installation and location advice is followed and photographs are taken of each feature once installed and sent to an Ecologist for comment.

Maintenance and Monitoring

- 3.8 There are no plans for long-term monitoring of mitigation features. Detailed monitoring of the habitat boxes is not recommended due to the sensitive and protected nature of the species for which they are intended.
- 3.9 All boxes should remain undisturbed and should not require any maintenance within the first five years.
- 3.10 However, for the first five years, the owner/occupier should complete ground level observations of all boxes each year to assess for signs of damage and ensure access points are unobstructed. This should be done unobtrusively, using binoculars from the ground. If signs of damage are found then an Ecologist should be contacted to advise on suitable maintenance or replacement.

4. REFERENCE

Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer, D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. & Win, I. 2021. Birds of Conservation Concern 5: The Status of All Regularly Occurring Birds in the UK, Channel Islands and Isle of Man. *British Birds*. **114**: 723-747.

5. ABBREVIATIONS

BNG Biodiversity Net Gain

BoCC Birds of Conservation Concern

MAGIC Multi Agency Geographic Information for the Countryside

NHBS Natural History Book Service

PAA Penny Anderson Associates Ltd

APPENDICES

APPENDIX 1

Photographs



Photograph 1
Photograph provided by
client to PAA #1



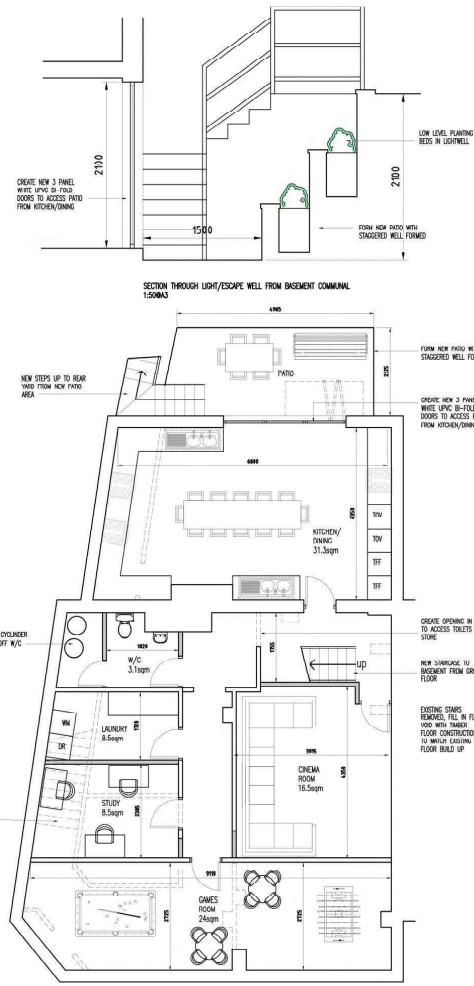
Photograph 2
Photograph provided by
client to PAA #2



Photograph 3
Photograph provided by
client to PAA #3

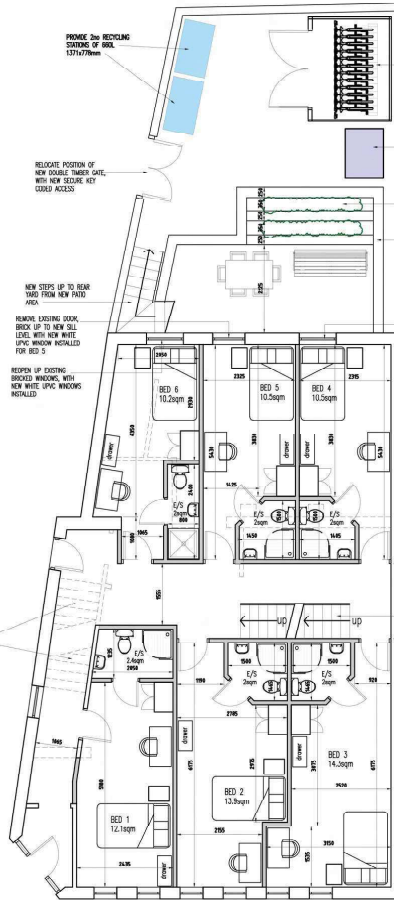
APPENDIX 2

Site Layout Plan

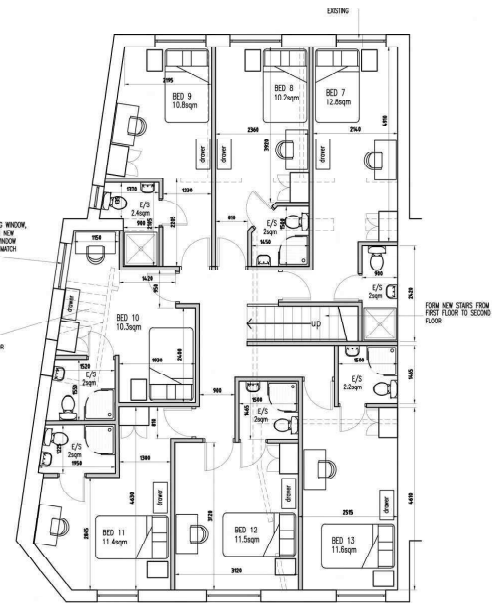


PROPOSED BASEMENT FLOOR PLAN
1:100 @ A3

— DENOTES NEW STAIR PATTERNS
--- DENOTES EXISTING WALLS/
STRUCTURE TO BE DEMOLISHED



PROPOSED GROUND FLOOR PLAN
1:100 @ A3



PROPOSED FIRST FLOOR PLAN
1:100 @ A3



TIMBER TWO TIER BIKE SHELTER FOR MAX 12NO CYCLES. WOODEN CLADDING WITH A POWDER COATED GALVANIZED STEEL FRAME, WITH ROOF DECK AND SECURE DOUBLE GATES. LOCKING HOPE PROVIDED FOR VERTICAL BIKE STORAGE, WITH RACKS BEING STAGGERED



1	Amendments to basement window to form 3 panel bi-fold doors	17.03.23	40
2	Amendments to front ground floor entrance	22.02.25	40
3	Amendments to recycling bins	30.01.25	40
4	Amendments	Scale	10%

Mark Gordon
Design + Associates

Project
THE PRACHEE,
12 WHITAKER LANE
PRESTWICH, M25 1FX

Drawing Title
PROPOSED PLAN LAYOUTS

Drawn: LUC

Checked: ...

Date: SEP 2024

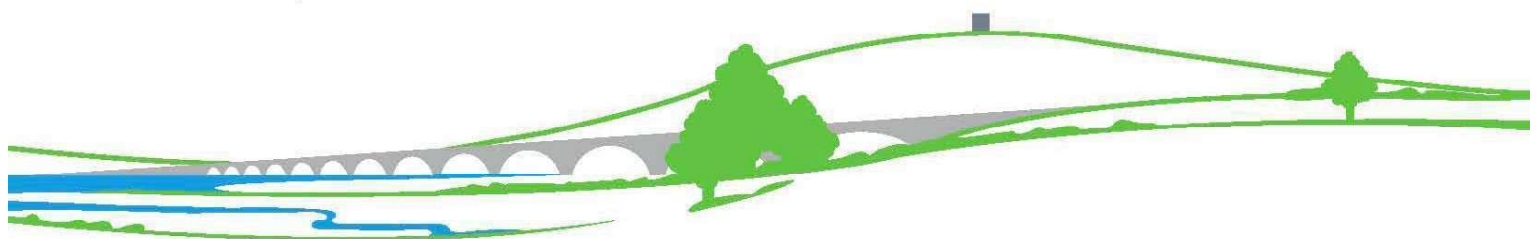
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Scale: 1:100

Drawing No: 12WL/203/PL

Page: F3

Penny Anderson
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