Ecological Impact Assessment

Prestwich Village, Prestwich
17th January 2024

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Tyler Grange

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Summary

S.1. This report has been prepared by Tyler Grange Group Limited on behalf of The Prestwich Regeneration LLP, a Joint Venture ('JV') between Bury Council and Muse Places, and is submitted in support of an application for hybrid planning permission at "Prestwich Village". It sets out the findings of an Ecological Impact Assessment (EcIA) at Prestwich Village, hereinafter referred to as 'the site'.

S.2. Description of Development below:

> *"Hybrid application comprising: Full planning application proposing demolition of existing buildings and structures and the erection of a phased mixed use development including a Community Hub comprising flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar), a new Market Hall (Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)), a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; and part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works".*

S.3. An 'extended' Phase 1/UK Habitat Classification (UK Habs) survey and Preliminary Bat Roost Assessment was undertaken on the 18th May 2023. A summary of the results are as follows:

- The site comprises developed land, including buildings and hardstanding, young scattered trees (negligible ecological importance) and three mature trees (local importance).
- All buildings on-site are proposed for removal and they were assessed for value to roosting bats. All buildings were found to have no roosting bats, and therefore no direct impacts are anticipated.
- The site contains habitats that support common and widespread nesting and foraging birds.

S.4. No impacts are anticipated on any nearby Statutory and non-statutory designated sites due to the nature of the proposals.

S.5. Habitats of negligible ecological importance to be lost to the development, such as developed land, require no specific mitigation. Habitats of low ecological importance to be lost, such as the three mature urban trees, will be more than compensated for through replacement planting in the form of 118 new trees planted, as well as other habitat provision such as green roofs, rain gardens and introduced shrubs.

S.6. Species-specific enhancements recommended within this report, which include provision of bat and bird boxes, would enhance the site for wildlife and increase the habitat diversity on site providing a range of nesting, foraging and commuting opportunities for species such as invertebrates, bats and birds.

S.7. The biodiversity net gain assessment found that the proposals would result in a gain of 40.78% in habitat units. This would comply with the National Planning Policy Framework (NPPF) and local policies EN6, EN8 and EN10 of the Bury UDP. This would also comply with the upcoming Environment Act which is expected to mandate a 10% net gain in biodiversity units.

S.8. It is therefore concluded that the proposed development complies with relevant planning policies as well as legislation with regard to ecology and biodiversity.

Section 1: Introduction and Context

Introduction

1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of The Prestwich Regeneration LLP. It sets out the findings of an Ecological Impact Assessment (EcIA) of land at Prestwich Village (OS Grid Reference SD 81270 04111), hereafter referred to as 'the site'. See **Figure 1.1** for the red line boundary.

Figure 1.1: Indicative red line boundary (© Google Aerial Imagery)

1.2. This assessment has been undertaken to inform:

"Hybrid application comprising: Full planning application proposing demolition of existing buildings and structures and the erection of a phased mixed use development including a Community Hub comprising flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar), a new Market Hall (Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)), a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; and part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works".

1.3. The site proposals are shown in **Appendix 1**.

Site Context

1.4. The application site as existing is 2.48 hectares and comprises a mixture of surface level car parking bound by Rectory Lane to the south and east and existing buildings including; the Longfield Centre, Prestwich Library and Prestwich Health Centre. The application site also incorporates an existing surface level car park north of Fairfax Road. The site is irregular in shape and bound by Rectory Lane to the east and south; existing retail units and Bury New Road to the west; with retail units and residential dwellings, including The Radius building to the north. In addition, the Prestwich Metrolink stop is located adjacent to the site's eastern boundary.

1.5. The surrounding landscape is urban, predominantly retail. The banks of the railway (off-site) comprise scattered mature trees and connects the site to potential habitat in the further landscape.

Purpose

1.6. This report:

- Uses available background data and results of the field surveys to describe and evaluate the ecological features present within the likely "Zone of Influence"[1] (ZoI) of the proposed development;
- Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's redevelopment.
- Where appropriate, makes commitments for mitigation measures for adverse effects on ecological features as well as ecological enhancements, to ensure conformity with policy and legislation listed in **Appendix 2**; and
- Can be used to inform a planning application for the site's redevelopment.

1.7. This assessment and the terminology used are consistent with the Guidelines for Preliminary Ecological Appraisal[2] and the Guidelines for Ecological Impact Assessment[3]. A full methodology is set out in **Appendix 3**.

Methodology

1.8. Full methods for the data search, phase 1/ UK Habs survey, preliminary roost assessment, bat survey and BNG work can be found in **Appendix 3.**

[1] Defined by the CIEEM (2018) Guidelines for Ecological Impact Assessment as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries

[2] CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

[3] CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

Quality Control

1.9. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership, and act under the direction of members and abide by the Institute's Code of Professional Conduct[4].

[4] CIEEM (2022) Code of Professional Conduct, CIEEM, Winchester

Section 2: Ecological Features and Evaluation

Designated Sites

2.1. The data search was based on records purchased from the Local Records Centre (Greater Manchester Biological Record centre GMBRC), as well as data from the Multi-Agency Geographic Information for the Countryside (MAGIC). See **Appendix 3** for full methodology.

2.2. The data search returned one Natura 2000 site within 10 km of the site, and seven statutory and non-statutory designated sites within 2 km of the site. These are detailed in **Table 2.1** below.

Table 2.1: Designated Sites

Designated site	Distance and direction from site	Citation	Ecological Importance
Rochdale Canal Special Area of Conservation (SAC)	7.6 km east	Annex II species floating water-plantain *Luronium natans.* It also supports a variety of pondweeds *Potamogeton spp.*	International
Heaton Park Reservoir (West and East) LWS	1.2 km east	Freshwater habitats – Ponds.	County
Lakeside Woodland in Heaton Park LWS	2.0 km east	Broadleaved semi-natural woodland	County
Mere Clough Local Nature Reserve (LNR)	0.6 km west	Large woodland with ornithological interest.	Local
Philips Park LNR/ Philips Park and North Wood Local Wildlife Site (LWS)	0.65 km west	Semi-natural woodland with wildflowers, species abundant meadows including cuckoo flower *Cardamine pratensis*, common spotted orchid *Dactylorhiza fuchsia.*	Local
Kersal Moor LNR/ Kersal Moor LWS	1.89 km south	This site is a mosaic of grassland, mosses, heathers and ferns with scattered trees which creates a species rich moor.	Local
Prestwich Clough LWS	0.45 km south	Woodland, dominated with oak and sycamore and beech. There is ornithological interest with breeding great spotted woodpecker and jay.	Local

2.3. The site falls into the SSSI Impact Risk Zone for Rochdale Canal SSSI (7km east), Nob End SSSI and Ash Dough SSSI (both approximately 5.5km west). However, the development does not fall into any of the criteria set out by Natural England requiring further assessment, such as air pollution and combustion categories. As such consultation with Natural England is not considered necessary, and this is **not discussed further within this report and further assessment of designated sites are scoped out**.

Habitats and Flora

2.4. The habitats present on site are summarised below in **Table 2.2**, along with a description of the composition of the main plant species present and an assessment of their ecological importance. The location of habitats are shown on the Habitats Features and Preliminary Bat Roost Assessment Plan **15807/P03.**

Table 2.2: Habitats and Flora

Habitat	Description and Species	Ecological Importance	Photograph
Primary code: Developed land; sealed surface u1b Secondary code(s): Car Park 89 Retail 110	This habitat consisted of car parks and pedestrian walkways to the retail shops.	This habitat type is considered to be of **negligible ecological importance**, given that it has no inherent interest for biodiversity	
Primary code: Buildings u1b5 Secondary code(s): Industrial/ Retail building 97	Buildings on the hardstanding surfacing. Mixture of retail and healthcare.	This habitat type is considered to be of **negligible ecological importance**, given that it has no inherent interest for biodiversity. Value for roosting bats however is considered further in this report.	
Primary code: Built-up areas and gardens u1 Secondary code(s): Scattered trees 11 Young trees – planted 56	Scattered trees were present throughout the site area, species present included silver birch *Betula pendula*, sycamore *Acer pseudoplatanus*, alder *Alnus glutinosa*, callery pear *Pyrus calleryana*, goat willow *Salix caprea*, rowan *Sorbus aucuparia*, and wild cherry *Prunus avium*. The majority of the trees were young street trees, and a small number of these were mature.	Several of the scattered trees are native, mature species. As such, although they are very common in the wider landscape, they are considered to be of **local ecological importance.** The majority of trees however are immature street trees around the hardstanding/carpark areas and are considered to be of **negligible ecological importance.**	

<u>Primary code:</u> Modified grassland g4	This habitat includes lawn grass mown short. Species present included perennial ryegrass *Lolium perenne*, daisy *Bellis perennis*, white clover *Trifolium repens*.	This habitat is common in the wider landscape, composed of highly maintained vegetation, and is considered to be of **negligible ecological importance**.	

Protected and Notable Species

2.5. The below section sets out the potential for protected species on site. Species which are considered likely absent from the site based on professional judgement, following consideration the of habitats within the site, signs of species presence at the time of survey and data search records, are not discussed.

Amphibians

2.6. GMLRC returned 24 records of great crested newt (GCN) *Triturus cristatus* within 2km of the site from the last 20 years. According to Multi-Agency Geographic Information for the countryside (MAGIC) website, there is one European Protected Species (EPS) licence (2020-46281-EPS-MIT) granted within 2km of the site boundary, 0.78km west (direction) and allows for damage and destruction of resting place.

2.7. The data search found no waterbodies on or within 250 m of the site, which is generally considered to be within the typical migratory range of GCN from a waterbody[5]. The terrestrial habitats on site offer no suitable habitat for GCN, and given the lack of aquatic habitat within the site and surrounding area, as well as the presence of dispersal barriers such as roads, the site is considered unlikely to support GCN.

2.8. As such GCN considered **likely absent from the site and are not discussed further within the report**.

2.9. Other more mobile amphibian species such as common toad may be present. Common toads are a priority species under The Natural Environment and Rural Communities (NERC) Act 2006[6]. It is considered any population utilising terrestrial habitats on site, such as the small area of modified grassland, will also be using further habitats beyond the site boundary and not reliant site alone.

2.10. As such any population of amphibians such as common toad on site would be of **negligible ecological importance.**

Badger

2.11. GMLRC returned 11x records of badger within the study area within the last 20 years, with the closest record being over 0.8km away from the site (confidential records).

2.12. No evidence of this species was recorded inside the site boundary or within 30m where access/views permitted, and the site itself held negligible value for this species. Potential habitat was present along the adjacent banks of the railway line, where the sloping ground and tree/vegetation cover provided potential habitat for sett excavation, however being

[5] Cresswell, W. & Whitworth, R., 2004. An assessment of the efficiency of capture techniques and the value off different habitats for the great crested newt Triturus cristatus: English Nature Research Report 576 , Peterborough: English Nature.
[6] Section 40 of the NERC Act puts a duty on local authorities to have regard for the conservation of species and habitats listed at Section 41, including when considering planning applications.

directly on the railbanks this would be regularly highly disturbed. Overall the sites value to badgers is of **negligible ecological importance.**

Bats

2.13. GMLRC returned 300 records of bats within 2km of the site. The following species roosts were recorded: common pipistrelle *Pipistrellus pipistrellus*, brown long-eared bat *Plecotus auritus*, soprano pipistrelle *Pipistrellus pygmaeus*, daubenton's bat *Myotis daubentonii*. The closest roost was recorded 0.43km east of the site. MAGIC website shows results of one EPS licence (2015-16549-EPS-MIT) granted 0.8km west (direction) which allowed for destruction of resting place of Common Pipistrelle.

Bat Activity

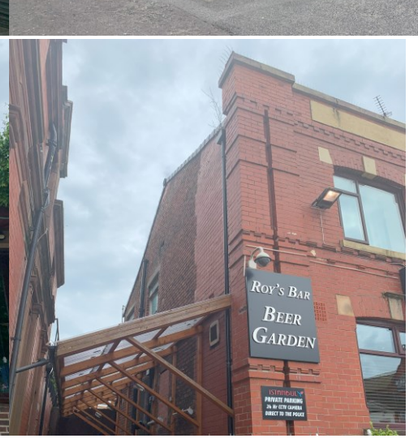
2.14. The site lies within an urban context, with light pollution within and adjacent to site, and limited habitats for commuting and foraging bats in the wider landscape. It is assumed that light tolerant species, such as common and soprano pipistrelle, could forage within and adjacent to the site. The habitats on site, such as mature urban trees, young urban trees and a small area of modified grassland, don't provide significant commuting and foraging opportunities for bats due to their small size and low diversity.

Preliminary Bat Roost Assessment

2.15. A Preliminary Bat Roost Assessment (PBRA) was conducted alongside the 'extended' Phase 1 Habitat survey. This assessment was carried out on the buildings and trees on and directly adjacent to site, which may be impacted by the development. See **Appendix 3** for methodology, **Table 2.3** below for results, and the Habitat Features Plan **15807/P03** for locations. No trees were found to have any roosting features for bats, and all were assessed as holding negligible bat roost potential.

Table 2.3: PBRA Results

Structure/tree and Suitability	Potential Roost Feature (PRF)	Photograph
Building B01 Low suitability	Healthcare centre, brick built with flat roof. Part of the building is rendered with a coating, and does not provide any cracks/crevices/PRFs and therefore was scoped out of providing bat roosting value. The other part of the building is brick built, and provides some limited general roosting features such as very occasional gaps in the mortar/weep holes, and gaps between the flat roof overhang and the brick walls. Limited PRFs are presented therefore is considered to only be potentially suitable for a small number of individuals of crevice dwelling species. Majority of immediate habitats present limited value, e.g carparking, access roads, however some habitats present marginally improved foraging resources for bats due to the presence of mature trees and amenity grassland, with off-site railway line habitat which presents a potential bat commuting route.	 
Building B02 Negligible suitability	Retail blocks, 2-storey, brick built. Concrete features on the buildings, some gaps present between brickwork such as weep holes or occasional gaps in mortar. The weep holes are features that could theoretically be used by low numbers of crevice dwelling species, however within the context of this site, the urban location of the building dramatically decreases its value for potential roosting bats. Adjacent habitat is Prestwich centre which has high levels of human disturbance and high lighting levels, and there is no foraging habitat present surrounding.	 
Building B03 Negligible suitability	Retail blocks, 2-storey, brick built. Wooden bargeboard features present along tops of the building near the windows. Hanging tiles present on building, some of them present gaps, or slipped. The buildings do present features that could theoretically be used by low numbers of crevice dwelling species, however the location of the building makes it unlikely that bats would be in the locality. Adjacent habitat is Prestwich centre which has high levels of human disturbance and high lighting levels, and there is no foraging habitat present surrounding.	 

Building B04 Low suitability	Building red-brick built and 2-storey. Retail building, flat roofed with concrete/white MDF features. No features or suitable roosting areas are present, however the southern aspect presents a tiled roof, many of which are lifted or slipped. The surrounding areas (highly urban) do make this entire building very unlikely to be used by roosting bats, however opposite to the tiled roof there are two mature trees which present improved foraging resources in comparison to the majority of the rest of the site. This does increase the value of the slipped tiles feature Surrounding habitats present marginally improved foraging resources for bats due to the presence of mature trees next to the building and scattered trees and scrub boundary habitat.	 
Building B05 Negligible suitability	Long L-shaped building. Majority of the building comprises retail, single-storey, brick built, with concrete features on the buildings/ white MDF features across top of buildings. Mortar is present in good condition and there are no PRFs present along the building. The western aspect comprises an older brick built building with a pitched roof, with a parapet frontage. The height of the building and roof type made it hard to view the pitched roof in full detail, and so this may have concealed PRFs during PRA survey. However, the context of the building again makes this building generally unsuitable and it is highly unlikely that bats are in this area which is adjacent to a busy and well-lit A-road. All tiles which could be viewed were in good condition and all areas of the building mortar are presented in well-maintained condition presenting no suitable features for roosting bats. Adjacent habitat is Bury New Road (A-road) to the west and Prestwich centre to the south, east and north, which has high levels of human and motorist disturbance and area is generally impacted by lighting levels. No foraging habitat present in the surrounding areas except young street trees which provide negligible value within the highly urban landscape.	   

Bat Emergence Surveys

2.17. The preliminary roost assessment found Low bat roosting potential within B01 and within the southern area of B04, and therefore were subjected to a single nocturnal survey to assess for presence/absence of roosting bats in accordance with best-practice survey guidelines in place at the time of surveys (see **Appendix 3**). Buildings B02, B03, and B05 were found to have negligible potential for roosting bats and so were scoped out of further assessment.

2.18. A single bat survey was carried out on 08/08/23 on B01 and the area of B04. Results are provided below, see **Appendix 3** for methodology, and the Bat Survey Results Plan **15807/P04** for surveyor locations and survey results.

Bat Emergence Survey Results

2.19. No bats emerged from B01 during the survey. No bats were observed during the entire survey, but three brief passes from common pipistrelle were identified.

2.20. No bats emerged from the southern area of B04 during the survey. No bats were observed during the entire survey, but brief calls from common pipistrelle were identified.

2.21. No bats were seen emerging from areas assessed as holding bat roosting potential, and therefore it can be reasonably accepted that bats are not using the buildings on-site for roosting. Overall, the assemblage of bats utilising the site for foraging and commuting is considered to be of **negligible ecological importance.**

Birds

2.22. The data search returned a number of records of protected and notable birds species within 2 km of the site. Of these, some species of relevance to the site include grey wagtail *Motacilla cinerea*, herring gull *Larus argentatus*, house sparrow *Passer domesticus*, and starling *Sturnus vulgaris*.

2.23. Habitats on site, such as the buildings, mature urban trees and amenity grassland, have the potential to support common and widespread nesting birds.

2.24. It is considered the assemblage of birds that may use the site for foraging and breeding is of **negligible ecological importance**, nevertheless consideration for nesting birds to avoid a breach of legislation is discussed in **Section 3** of this report.

Hedgehog

2.25. GMLRC returned 40 records of hedgehog located within 2km of the site boundary within the last 20 years. The closest being 0.25km south of the site.

2.26. The majority of the habitat of the site comprises of hardstanding habitat which is unsuitable for hedgehogs, and unsuitable for hedgehogs to commute through the site due to the roads present. Surrounding habitats (off-site) provide much higher foraging and nesting opportunities. Overall, however, the considered to be of **negligible ecological importance** to this species group and is scoped out of further assessment.

Section 3: Ecological Impacts, Mitigation, and Enhancement

Proposed Development

3.1. Description of Development below:

"Hybrid application comprising: Full planning application proposing demolition of existing buildings and structures and the erection of a phased mixed use development including a Community Hub comprising flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar), a new Market Hall (Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)), a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; and part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works".

3.2. The potential impacts at this site as a result of the proposed development are set out below, with reference to relevant legislation and planning policy, which is summarised in **Appendix 2**.

Design Evolution

3.3. The design of the proposed redevelopment has been iterative, and in accordance with policy and best practice guidance, follow the 'mitigation hierarchy'. As such, the redevelopment has been designed to avoid and retain the most important ecological features to ensure they can be managed in the long-term to enhance their importance for biodiversity. Where this is not possible, new habitats have been proposed to compensate for habitat losses with the aim of maximising the overall ecological value of the habitats proposed on site. A summary of how the design follows the mitigation hierarchy is set out below:

- There are three mature trees on-site which are of low ecological value (T23, T24, T41), however these are being lost as per the proposals to accommodate the development. The proposals show 118 trees to be planted, which will replace the loss of these three trees.
- All other habitats presently on-site hold negligible ecological value – hardstanding, buildings, modified grassland, young street trees. These habitats therefore do not need compensation/ replacement.

- Habitats to be created as per the proposals will comprise green roofs, rain gardens and introduced shrubs, tree planting as well as the hardstanding and buildings.

Designated Sites

Statutory Sites

3.4. Given the nature of the site proposals and the distances involved between the site and Rochdale Canal SAC, no adverse direct or indirect effects are anticipated, and no specific mitigation is required.

Non-statutory Sites

3.5. Several non-statutory sites are within the site impact area, closest is 0.6km from the site. Impacts during the operational phase are not anticipated due to the nature of the proposals being of redevelopment of the site, which wouldn't significantly change the use of the area i.e from a land use perspective.

3.6. Impacts during construction activities could potentially occur to these sites via dust deposition and run-off. These potential impacts would be controlled through best practice pollution prevention measures, such as sensitive working methods, which can be implemented in a Construction Ecological Management Plan (CEMP).

3.7. In summary, the production and implementation of a CEMP, to include standard best practice pollution prevention, would be conditioned and therefore prevent impacts to the designated sites.

Habitats and Flora

3.8. The habitats onsite to be impacted by the proposals are predominantly of negligible ecological importance, namely buildings, hardstanding, 65 small young street trees, and amenity grassland, and as such no specific mitigation is required.

3.9. Three of the mature scattered trees, which are of local ecological importance, will be lost to provide access to the proposed development. The planting of 120 trees (see **Appendix 1**) is expected to more than mitigate for the loss of these trees. There will be a measurable net gain in biodiversity, as calculated in the biodiversity assessment, results of which are set out in **section 5** of this report.

3.10. Overall, the tree planting, creation of green roofs, rain garden habitat and introduced shrubs, and grassland is expected to improve the site overall for biodiversity.

Protected and Notable Species

Bats

3.11. All buildings on-site are to be removed as per the proposals, and so were assessed for their value to roosting bats. Building B01 and part of B04 were subjected to an emergence survey to determine presence/absence of roosting bats. Both were found to have no roosting bats

present. All other buildings were found to have negligible potential for bat roosting. Overall, no roosting bats will be impacted by the proposals.

3.12. Indirect impacts associated with dust and noise during the construction phase on adjacent habitats which may be used by bats (i.e. railway corridor) will be minimised by the implementation of a CEMP. No lighting during construction is proposed. It is anticipated that lighting levels post-construction will not be greater than current levels. However, any outside lighting should avoid spilling onto retained habitats include retained and newly planted trees.

3.13. To enhance the site for roosting bats, two bat boxes are recommended to be incorporated within scheme by either using integrated bat boxes or externally erected bat boxes (expected to be secured via a suitably worded planning condition).

3.14. Through the retention of the trees and new tree and landscape planting, foraging and commuting bats may continue to use the site post-development.

Birds

3.15. All birds, their nests and eggs, are protected by law and as such it is an offence to intentionally kill, injure, or take any wild bird; intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built; and intentionally take or destroy the egg of any wild bird.

3.16. Clearance of suitable habitat (the buildings, trees) should be timed outside the nesting bird season (generally taken as March to September inclusive, though this is not defined in law and birds may nest outside of this time). If any clearance works to nesting habitats are required during the nesting season, then pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. If any nesting birds are found to be present, an appropriate buffer zone will be implemented, within which works are excluded for the duration of the breeding attempt. Any active nests will need to be left in situ until a suitably experienced ecologist confirms that the chicks have fledge and the nest is no longer active.

3.17. Habitat creation such as native shrub and tree planting is expected to increase nesting opportunities on site. Additionally, two bird boxes are recommended to be incorporated within scheme, targeting species of conservation concern known to be present (expected to be secured via a suitably worded planning condition).

Section 4: Biodiversity Net Gain

4.1. The NPPF, requires developments to demonstrate a net gain in biodiversity. (see **Appendix 2**). In addition, the upcoming Environment Act is expected to make a 10% net gain mandatory from January 2024.

4.2. A development achieves biodiversity net gain when the total biodiversity units present post-development is higher than that of the biodiversity units present on site prior to development. Defra's 4.0 metric has been used to calculate the biodiversity value of the site before and after development in terms of "biodiversity units" to calculate an overall biodiversity net gain or loss.

Existing Habitats

4.3. The following habitats are present within the red line boundary of the site and are shown on Habitat Features Plan **15807/P03**. No watercourses or linear habitats were present on-site. The rationale for condition assessments is detailed within the metric **15807/BNG**.

Table 4.1: Baseline Habitats and Areas Retained and Enhanced

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Area retained (hectares)	Area enhanced (hectares)	Area lost (hectares)
Urban	Developed land; sealed surface	2.46	V.Low	N/A - Other	0	0	2.46
Grassland	Modified Grassland	0.06	Low	Poor	0	0	0.06
Trees	Urban Tree	0.47	Medium	Poor	0.09*	0	0

* 23 small trees retained (out of 88), 3 medium lost (out of 3).

Proposed Habitats

4.4. The proposals, as shown within **Appendix 1**, have been used to calculate the proposed habitat areas. The rationale for target condition assessments is detailed within the metric **15807/BNG**.

Table 4.3: Created and Enhanced Habitats

Broad Habitat	Proposed habitat	Area (hectares)	Created/enhanced	Baseline condition	Distinctiveness	Target condition	Units
Urban	Developed land; sealed surface	2.14	Created	N/A	V.Low	N/A	0.00
Urban	Rain garden	0.11	Created	N/A	Low	Good	0.55
Urban	Introduced shrub	0.09	Created	N/A	Low	N/A	0.17
Urban	Green roof	0.12	Created	N/A	Low	N/A	1.50
Individual trees	Urban Tree	0.49 (120 small trees)	Created	N/A	Medium	Moderate	0.23
A net gain of 0.82 habitat units, +40.78%							

Results Summary

4.5. As described within the Defra 4.0 metric **15807/BNG** and summarised below in **Figure 4.1**, based on the habitats present on site that will be lost and those to be created, the development would result in a gain of 0.82 habitat units. This is a percentage gain of 40.78% in habitat units.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.82
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	40.78%
	Hedgerow units	0.00%
	Watercourse units	0.00%

Figure 4.1: Biodiversity Net Gain Assessment Results Summary, taken from the Defra 4.0 Metric.

Management

4.6. The results of the Defra 4.0 metric are based on the habitats within the site being maintained at a certain condition, as prescribed by the condition assessment sheets published by Defra.

4.7. Details of habitat establishment and long-term management will be provided through the production of a Landscape and Ecological Management Plan (LEMP). The LEMP would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years.

Section 5: Conclusions

5.1. No impacts are anticipated on any nearby Statutory and non-statutory designated sites due to the nature of the proposals. No impacts are anticipated as a result of development, as long as standard best practice is followed to control impacts via air, run-off, and other pollutants. These are to be incorporated into a CEMP.

5.2. The development will primarily affect habitats of negligible ecological importance. Loss of three trees, of local ecological importance, will be compensated for by replacement tree planting. With the enhancements and habitat creation proposed, including native species planting, habitats of ecological importance on site will be enhanced, providing additional opportunities for biodiversity within the site.

5.3. All buildings on-site proposed for removal and they were assessed for value to roosting bats. All buildings were found to have no roosting bats, and therefore no direct impacts are anticipated.

5.4. Should vegetation or the buildings on the site be removed during the core nesting bird season (March-August, inclusive), a pre-works check by an ECoW would be required to determine whether active birds' nests are present.

5.5. The proposals would result in a net gain of 0.82 habitat units (40.78%). A LEMP to ensure the long-term management of the proposed habitat enhancements is expected to be secured via a suitable worded planning condition.

5.6. An appropriately worded planning condition is expected to secure a suitable LEMP or Ecological Enhancement Plan to ensure the long-term management of the proposed habitat enhancements, including tree planting, green roofs, rain garden and introduced shrub planting as well as provision of enhancements for specific species groups such as bird and bat boxes.

5.7. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies EN6, EN8 and EN10 of the Local Plan, as well as legislation with regard to ecology.

Appendix 1: Proposed Site Plan

KEY

REDLINE BOUNDARY

PHASE 1

OUTLINE AREA
(indicative only)

PHASE 1

RECTORY LANE

RECTORY LANE

Revision	Date	Description	Drawn	Apprvd.
P12	16/01/24	PLANNING	SAB	

Client	Prestwich Regeneration LLP
Project	Prestwich Village
Drg Title	Landscape Masterplan Phase 1 & Outline Area

Created on	Created by	Approved by
10-05-23	SAB	LH

Scale	Size	Workstage	Status
1:500	A1	Stage 3	

Drg No.	Suitability	Revision
3107-PLA-XX-XX-DR-L-0002	S4	P12

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NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

Appendix 2: Legislation and Planning Policy

Legislation

A2.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Environment Act 2021;
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Natural Environment and Rural Communities Act (NERC) 2006;
- The Hedgerows Regulations 1997; and
- The Protection of Badgers Act 1992.

A2.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).

A2.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

A2.4. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Environment Act 2021: Upcoming Town and Country Planning Act

A2.5. The Environment Act gained Royal Assent in November 2022. Whilst the premise of Biodiversity Net Gain (BNG) has been around prior to this, the Assent of the Act sets the Framework for future legislation to be changed. This will be in the form of the Town and Country Planning Act (TaCPA), specifically Schedule 14 of the TaCPA, which will make Biodiversity Net Gain a condition of planning (not a planning condition). The target 'gain' is currently set at 10% but the Secretary of State has the ability to change this.

A2.6. The timescales for changes to the wording of the TaCPA are that it will be legally mandated and enforceable from November 2023.

National Planning Policy

National Planning Policy Framework (NPPF), September 2023

A2.7. The National Planning Policy Framework (NPPF) was updated in September 2023 and sets out the Government's planning policies for England and how these should be applied. It replaces the National Planning Policy Framework published in July 2019.

A2.8. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."

A2.9. Section 15 of the NPPF (paragraphs 174 to 182) considers the conservation and enhancement of the natural environment including habitats and biodiversity (paragraphs 179-182)

A2.10. Paragraph 174 states that planning and decisions should contribute to and enhance the natural and local environment by:

- *"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and*
- *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"*

A2.11. Paragraph 175 states that *plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.*

A2.12. Paragraph 179 states that *in order to protect and enhance biodiversity and geodiversity, plans should:*

- *"Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*

- *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*

A2.13. When determining planning applications, Paragraph 180 *states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles*:

- *"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;*

- *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;*

- *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 reasons and a suitable compensation strategy exists; and*

- *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."*

A2.14. As stated in paragraph 181 the following should be given the same protection as habitats sites:

- *"potential Special Protection Areas and possible Special Areas of Conservation;*

- *listed or proposed Ramsar sites; and*

- *sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."*

A2.15. Paragraph 182 states that *the presumption in favour of sustainable development does not apply where the planned project is likely to have a significant effect on a habitat site (alone or in combination with other plans or projects) unless an appropriate assessment has concluded the plan or project will not adversely affect the integrity of the habitats site.*

Local Planning Policy

Bury Unitary Development Plan

A2.16. The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications.

A2.17. Bury UDP was adopted by the Council on 29th August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan.

A2.18. The policies in regard to ecology are set out below:

- EN6 - Conservation of the natural environment - The Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.

- EN8 - Woodland and trees - The Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.

- EN10 - Environmental improvement - The Council will seek to improve the environmental quality of the Borough, within which priority will be given to an on-going environmental improvement programme.

Emerging Bury Local Plan- Publication Core Strategy (July 2013)

A2.19. The draft local plan sets out expected policy direction, those of relevance to ecology are below:

- Policy NE1 - Green Infrastructure - Developments will seek to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

- Policy NE2 – Biodiversity - The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the area.

Appendix 3: Methodology and Results

Data Search

A3.1. A desk-based study was conducted whereby records of designated sites and records of protected and priority species were purchased and interrogated for the site and the surrounding landscape. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.

A3.2. The following resources were consulted/contacted:

- Multi-Agency Geographic Information for the countryside (MAGIC) website[7];
- Greater Manchester Local Records Centre (GMLRC)[8]; (Data received June 2023);
- Bury Council website[9];
- Joint Nature Conservation Committee (JNCC) website[10];
- Natural England (NE) designated sites website[11];
- Ordnance Survey mapping; and
- Google Maps, including aerial photography.

A3.3. The following areas of search around the boundary of the site boundary were applied:

- 2 km for protected and priority species, national statutory designated and non-statutory sites; and
- 10 km for European statutory sites.

'Extended' Phase I Habitat Survey and UKHabs

A3.4. An 'extended' Phase 1 survey was carried out on the 18th May 2023 by Bethany Phythian BSc, a suitably experienced ecologist and qualifying member of CIEEM. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey[12] and

[7] https://magic.defra.gov.uk/ [Accessed 24/07/2023]
[8] https://www.gmlrc.org.uk/ [Accessed: 24/07/2023]
[9] https://www.bury.gov.uk/ [Accessed 24/07/2023]
[10] http://jncc.defra.gov.uk/ProtectedSites/ [Accessed 24/07/2023]
[11] https://designatedsites.naturalengland.org.uk/ [Accessed 24/07/2023]
[12] Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group[13].

A3.5. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.

A3.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under DEFRA Metric 4.0", which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

Preliminary Bat Roost Assessment (PBRA)

A3.7. A PBRA was undertaken on trees and buildings of relevance to this assessment. The assessment was undertaken on the 18th May 2023 by Bethany Phythian BSc. All surveys were daytime inspections and the conditions for all surveys was considered optimal. All trees and buildings were inspected from the ground using binoculars for accessible features. In relation to trees, such features may include woodpecker holes, frost cracks, deadwood, knot holes and limb wounds.

A3.8. The potential of each tree and building at the site and immediately adjacent to the site to support roosting bats have been categorised against the criteria described in **Table A2.1**.

Table A3.1: Roost Assessment Criteria[14]

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure or tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions 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 or hibernation).
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
High	A structure or tree 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 long periods of time due to their size, shelter, protection conditions and surrounding habitat.

A3.9. Results of the PBRA are shown in **Section 2** of this report.

[13] Butcher, B., Carey, P., Edmons, R., Norton, L. and Treweek, J. (2020). UK Habitat Classification – Habitat Definitions V1.1
[14] Adapted from: Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition. The Bat Conservation Trust, London

Bat Survey

A3.10. All bat surveys undertaken by Tyler Grange were completed with reference to published guidance[15] [16] [17] [18].

A3.11. The emergence surveys were undertaken in accordance with best practice survey guidance, starting 15 minutes before sunset and finishing an hour and a half after sunset.

A3.12. During the visit, seven surveyors were positioned so as to best observe any bats emerging from B01 and an area of B04 or flying in close proximity to B01 and an area of B04. 5 surveyors were positioned around B01, and 2 survyors on the southern area of B04.

A3.13. Batloggers, Anabat Scout, Echometer Touch Pro, Anabat Walkabout and Petterson M500 were used to identify bats during the surveys, and BatExplorer software was used to analyse bat calls for species identification. Analysts of the sound files had all completed BatAbility's Certificate of Bat Acoustic Analysis (COBAA)[19] assessment course.

A3.14. The survey was completed during optimum weather conditions and these are detailed in below **Table 3.2** along with the date and sunset time.

Table A3.2 Dusk Emergence Survey Meta Data

Date: 08/08/23	**Start Time: 20.38**	**End Time: 22.22**
Sunset: 20.52	**Weather at Start:**	**Weather at End:**
Cloud Cover (%):	60	20
Wind (Beaufort):	3 - 4	2
Temperature (°C):	16	14.5
Precipitation:	Dry	Dry

Biodiversity Net Gain

A3.15. The Biodiversity Metric 4.0 metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the 'unit' value associated with each habitat type is calculated based on the following parameters:

- Size (in hectares)/Length (in km);
- Distinctiveness (i.e. how rare/valuable a given habitat is);

[15] Collins, J. (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 3rd edition. Bat Conservation Trust, London.
[16] Natural England (2022) Bats: advice for making planning decisions, Available at: https://www.gov.uk/guidance/bats-advice-for-making-planning-decisions [Accessed XX/XX/XXXX]
[17] Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.
[18] Mitchell-Jones, A.J. & McLeish, A.P. (2012) *The Bat Workers' Manual*. Pelagic Publishing, Exeter.
[19] https://batability.co.uk/cobaa/

- Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat); and
- Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).

A3.16. When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the 'unit' value of a given habitat and these are:

- Time to reach the target condition of each habitat; and
- Difficulty category for the creation of a given habitat.

A3.17. A calculation has been undertaken using the baseline habitats identified during habitat condition assessment survey, which was carried out on the 18th May 2023, alongside the 'extended' Phase 1 survey above. All surveys were carried out by Bethany Phythian BSc, a suitably experienced ecologist and qualifying member of CIEEM.

A3.18. The UK Habitat Classification was used to identify habitat types. Note that the calculation is completed separately for non-linear and linear habitats. Habitat areas entered into the Defra 4.0 metric in hectares were rounded to two decimal places.

Evaluation

A3.19. The evaluation of habitats and species is defined in accordance with published guidance[20]. The scale of importance of each ecological feature is assigned within a defined geographical context, namely international and European, national, regional, county, and local. Below these are features considered to be of negligible importance.

A3.20. Consideration will also be given to legally protected or controlled species which are 'important features' in the context of this assessment, for which mitigation measures are required to ensure legal compliance, regardless of their geographic scale of importance. Thus, it is possible for a feature of negligible ecological importance to be legally protected and hence require mitigation.

A3.21. Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as Sites of Species Scientific Interest (SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Impact Assessment

A3.22. The assessment of impacts identifies impacts and their effects as a result of the proposed development on important ecological features. This includes consideration of impacts at all relevant stages of the development, including construction and operation/occupation [include

[20] CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

decommissioning and restoration, if relevant – it won't be for most projects]. The assessment includes reference to legislation and policy, and supplementary planning guidance where relevant.

Application of Mitigation Hierarchy

A3.23. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and set out below:

- Avoidance – measures to avoid harm to ecological features (set out in 'Design Evolution', Section 3);
- Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;
- Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and
- Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide biodiversity net gain.

Limitations and Assumptions

A3.24. The buildings were currently in use, and permissions were no received to inspect internally. This is not considered to be a limitation, as a precautionary approach was taken to any feature that could not be inspected internally. The weather was optimal during the nocturnal surveys and sufficient confidence is therefore placed in the results obtained.

A3.25. The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.

A3.26. This report is also partly based on 3rd party data held by the Local Record Centre, which TG cannot guarantee the accuracy of the data provided.

Plans:

Plan 1: Habitat Features Plan **15807/P03**

Plan 2: Bat Survey Results Plan **15807/P04**

Survey boundary
Scattered Tree
Building
J1.2 Cultivated - amenity grassland
Hardstanding

N

0 20 m

Project	Prestwich Village
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	15807/P03
Date	August 2023
Checked	BP

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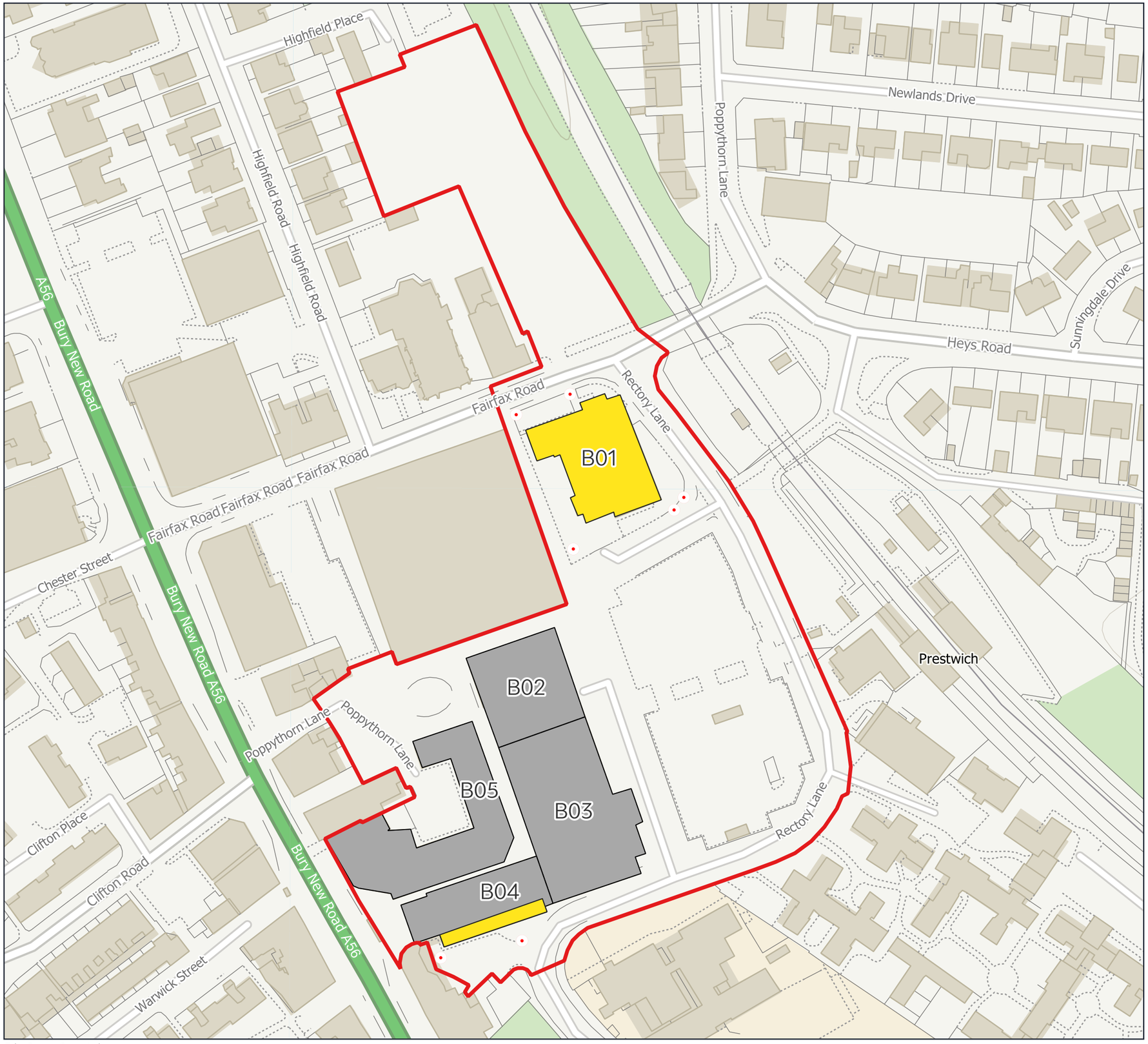

Redline boundary

Building PBRA

Low BRP

Negligible BRP

Surveyor Locations

N

0 20 m

Project	Prestwich Village
Drawing Title	Bat Survey Results
Scale	As Shown (Approximate)
Drawing No.	15807/P04
Date	August 2023
Checked	BP

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