

## Ecological Impact Assessment (EcIA)

**Survey site:**

170 Rochdale Road, Bury BL9 7DF

**Client:**

Invicta Chery Bury

**Survey date:**

6<sup>th</sup> October 2025

**Project:**

This report is prepared to inform a planning application with Bury Metropolitan Borough Council. The proposal is described as:  
New showroom extension to an existing showroom to house a new automotive brand.

The EcIA is informed by the following methodology:

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

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

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

| Site Location and Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |              |                 |            |      |
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| <p>The survey site is centred on National Grid Reference SD 81793 10629 and has an area of approximately 0.3ha. The site comprises a car sales dealership, including associated sales room, officer, mechanical workshop and car parking area. The site is located on the urban fringe of the town of Bury and is bound by a sports and leisure facility to the south and west, Rochdale Road to the north and the River Roch and associated wooded bank to the east. The wider landscape is primarily dominated by extensive areas of built form, with pockets of grassland also present, particularly to the east and south. The previously detailed River Roth is located 10m from the site (blue line boundary) and 20m from the development area (red line boundary).</p> <p>The underlying geology for the site comprises mudstone, siltstone and sandstone (Pennine Lower Coal Measures Formation), with superficial deposits of diamicton (Devensian Till). The underlying soil type for the site comprises slowly permeable seasonally wet acid loamy and clayey soils, typical habitats of which include seasonally wet pastures and woodlands.</p> |                  |              |                 |            |      |
| Survey Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |              |                 |            |      |
| <p>The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS) [Barn Owl] (CL29/00097) (Natural Resource Wales Protected Species Licence Number: [Bats] (S094455/1)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |              |                 |            |      |
| Date of survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (mph) | Rain |
| 03/12/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 6                | 72           | 90              | 8          | None |
| Survey limitations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |              |                 |            |      |
| <p>It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.</p> <p>A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.</p>                                                                                                                                                                  |                  |              |                 |            |      |

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| <b>Ecological Survey Factor</b><br><br><b>Conclusion, Impact or Recommendations</b>                                                                                                                                                                                                              | <b>Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4).</b><br><b>Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Summary of Survey Findings</i><br><br><i>(UKHab codes used)</i>                                                                                                                                                                                                                               | <p>The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Overall, the habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km.</p> <p><b>On-site habitat descriptions</b></p> <p><b><u>u1b5 – Buildings</u></b></p> <p>The building present within the site comprises a large commercial building comprising showroom and workshop areas. The buildings suitability for roosting bats is discussed further in this report.</p> <p>BNG Condition Assessment – N/A (pre-determined by the metric)</p> <p><b><u>u1b6 – Other developed land</u></b></p> <p>Located in the central and northern sections of the site are areas of tarmacked hardstanding, utilised for access to the site along with storage of vehicles and car parking. There is no associated vegetation, and the areas are of minimal ecological value.</p> <p>BNG Condition Assessment – N/A (pre-determined by the metric)</p> <p><b><u>u1c – Artificial unvegetated unsealed surface</u></b></p> <p>To the south of the building is an area of made ground, comprising a gravelled area. There is no associated vegetation, and the area is of minimal ecological value.</p> <p>BNG Condition Assessment – N/A (pre-determined by the metric)</p> |

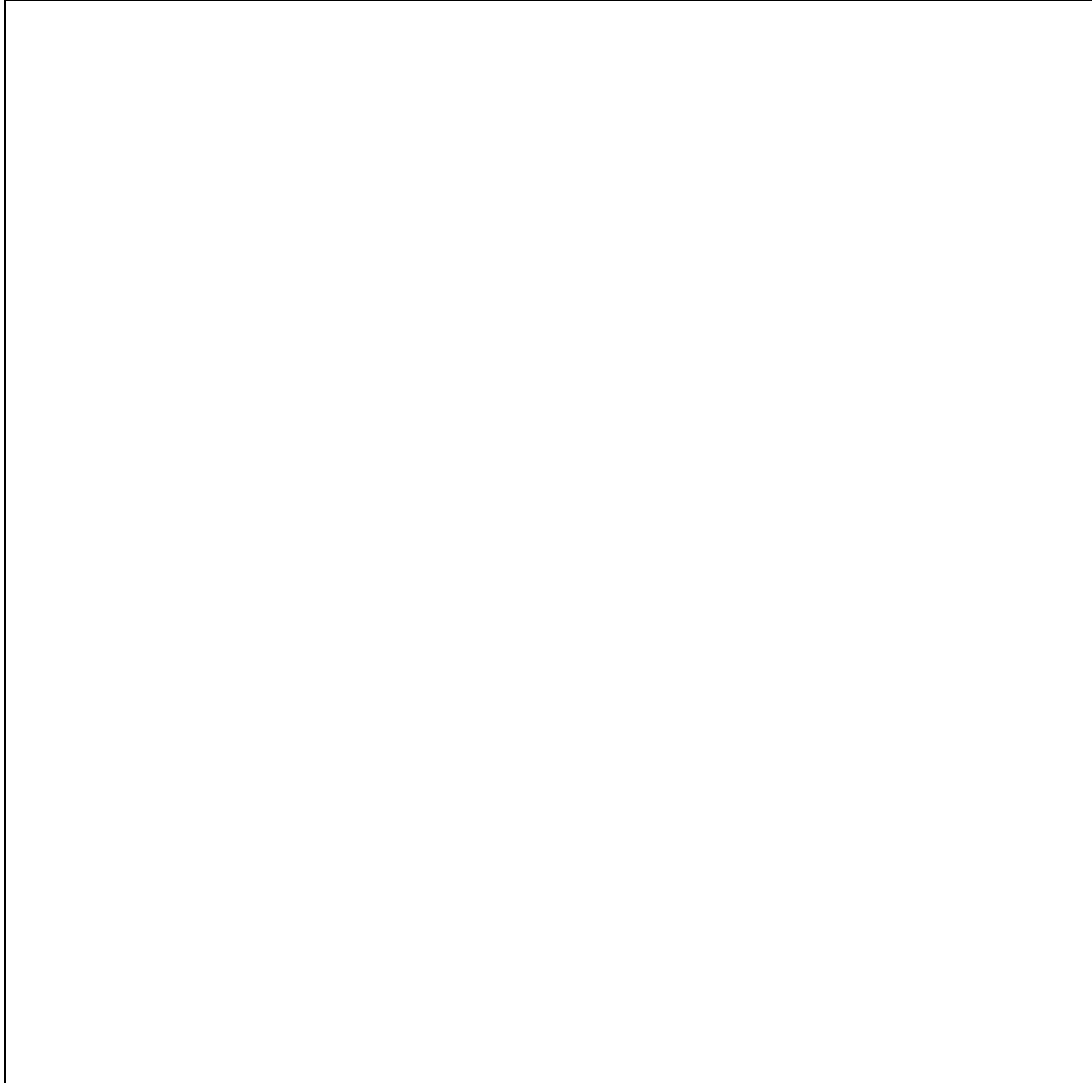
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|                                      | <p><b>Local notable habitats</b></p> <p>There is an area of deciduous woodland located adjacent to the site on the western boundary. Deciduous woodland is designated as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>Foreseen Impacts</i>              | <p><b>On-site habitats</b></p> <p>The proposed development relates entirely to existing areas of built form. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats.</p> <p><b>Notable habitats</b></p> <p>No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to areas of priority habitat deciduous woodland, which is adjacent to the site, indirect effects (e.g. tree damage, pollution, dust, litter, surface run off, etc.) could occur during construction.</p>                                                                                                                                                                                                                                                                                        |
| <i>Recommendations</i>               | <p><b>On-site habitats</b></p> <p>Wider site, should further development be undertaken, the following habitat creation measures could be incorporated into the design:</p> <ul style="list-style-type: none"> <li>Planting of native trees and shrubs throughout the site.</li> </ul> <p><b>Notable habitats</b></p> <p>Best practice measures to minimise the possibility of pollution affecting the nearby areas of deciduous woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.</p> <p><b>Biodiversity net gain</b></p> <p>The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The proposed development is likely to fall under the di-minimis exemption, as less than 25m<sup>2</sup> of habitat is to be impacted by the proposed development.</p> |
| <b>Locality and Designated Sites</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| <p><i>Summary of Survey Findings</i></p> | <p><b>On-site designations</b></p> <p>The site is not subject to any designation.</p> <p><b>Statutory designated sites (within 2km)</b></p> <p>There are two statutory sites within 2km of the site, as detailed below:</p> <ul style="list-style-type: none"> <li>Chesham Woods Local Nature Reserve (LNR) – 1.1km north. There are six small woods in this reserve, three are semi--natural and the rest are part of the semi-ornamental ground of demolished large houses. Dry stone walls are an important feature of the site. The Main habitats include broad leaved semi-natural woodland, broad leaved semi-natural plantation, scrub, improved grassland, amenity grassland, neutral grassland and an orchard.</li> <li>Hollins Vale LNR – 1.9km south. Hollins Vale is a farmland reserve with areas of woodland and wetland adding to its wildlife diversity. The woods have abundant bluebells and lesser celandines as well as some wood anenome and violets. The grassland is grazed by cows and is rich in flowers. One area previously used for growing potatoes has plants such as devil's bit scabious, pignut and harebell. There are many birds and butterflies</li> </ul> <p>The site lies within the impact risk zone for Rochdale Canal SSSI.</p> <p><b>Statutory designated sites (within 5km)</b></p> <p>No national network sites (SAC, SPA, Ramsar) are located within 5km.</p> <p><b>Non-statutory designated sites</b></p> <p>The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre.</p> |
| <p><i>Foreseen Impacts</i></p>           | <p><b>On-site designations</b></p> <p>No impacts foreseen.</p> <p><b>Statutory and non-statutory designated sites</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|                                      | <p>No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.</p> <p>The site lies within the impact risk zone for Rochdale Canal SSSI. The proposed development type is not listed as a possible high risk for this designation.</p>                                                                           |
| <i>Recommendations</i>               | <p><b>On-site designations</b></p> <p>None required.</p> <p><b>Statutory and non-statutory designated sites</b></p> <p>None required.</p>                                                                                                                                                                                                                                                                                                                                       |
| <b>Invasive / Non-native species</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Summary of Survey Findings</i>    | No problematic invasive and non-native species recorded on site.                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Foreseen Impacts</i>              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Recommendations</i>               | No further surveys but remain vigilant.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Invertebrates</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Summary of Survey Findings</i>    | The site contains no habitats which may provide niches for specialised or protected invertebrates.                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Foreseen Impacts</i>              | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Recommendations</i>               | No further surveys.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Bats</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Summary of Survey Findings</i>    | <p><b>EPSL data</b></p> <p>A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites &lt;2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are two EPSLs within a 2km radius of site as detailed below:</p> |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>EPSL reference</b> | <b>Bat species affected</b> | <b>Distance from site</b> | <b>Impacts allowed by licence</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | EPSM2010-2617         | Common pipistrelle          | 1.6km east                | Destruction of a resting place    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | EPSM2012-4607         | Common pipistrelle          | 1.7km north-west          | Destruction of a resting place    |
| <p>There are no Special Areas of Conservation designated for bats within 10km of the site.</p> <p><b>Foraging and commuting habitat</b></p> <p>The habitats within the site are of minimal value for foraging and commuting bats. The River Roch and associated woodland banks to the east of the site provides elevated value for foraging and commuting bats, as it provides a linear feature for bats to commute throughout the wider landscape, while also being able to support an abundance of invertebrate species, which bats will prey on and as such, providing elevated value for foraging bats.</p> <p><b>Roosting habitat</b></p> <p>Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within B1.</p> |                       |                             |                           |                                   |

| <i><b>B1 Building description</b></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <i><b>Photographs</b></i>                                                                                                                                                                                                               |
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| <p><i>Summary</i></p> <p>B1 is a large commercial building comprising showroom and workshop areas. The structure has a mixture of a flat roof to the south and a shallow-pitched roof to the north, and is constructed with metal and brick external elevations. Large, glazed sections form the frontage of the showroom, with artificial lighting throughout. The building sits within an extensive hardstanding car park and forecourt. The external roofline and wall junctions appear continuous and well-sealed, with no obvious gaps or crevices. Due to the modern construction style, extensive lighting and lack of suitable roosting features, the building offers negligible suitability for roosting bats.</p> <p>Internally, there are no enclosed voids present within the building, with the northern section of the building comprising the showroom, comprising a false ceiling, with the section of the building to the south comprising an open workshop area. There are no suitable roosting locations present within the internal area of the building that are suitable for roosting bats.</p> <p>Owing to the construction of the building, resulting in an absence of suitable roosting features, B1 is determined to be of <b>negligible value</b> to roosting bats.</p> |  <p>Northern elevation of B1</p>  <p>Eastern elevation of B1</p> |



**Western elevation of B1**



**Southern elevation of B1**

|  |                                                                                                                                                     |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  <p data-bbox="1550 667 1783 699"><b>Internal area of B1</b></p> |
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| <i>Foreseen Impacts</i>           | <p><b>Roosting habitat [Buildings]</b></p> <p>Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.</p> <p><b>Foraging and commuting habitat</b></p> <p>The proposed development relates entirely to areas of built form, which are of no value for foraging and commuting bats.</p> <p><b>Artificial lighting</b></p> <p>The proposed development may lead to an increase in the amount of current lighting of surrounding habitats without mitigation. This may disturb commuting bats.</p>                                                |
| <i>Recommendations</i>            | <p><b>Roosting habitat [Buildings]</b></p> <p>In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.</p> <p><b>Artificial lighting</b></p> <p>A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <a href="https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting">https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting</a>.</p> |
| <b>Birds</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | <p><b>Buildings</b></p> <p>No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.</p> <p><b>Trees and vegetation</b></p> <p>No suitable habitat present on site for nesting birds, however, the adjacent woodland to the west and east of the site provides suitability for nesting purposes.</p>                                                                                                                                                                                                                                         |

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|                         | <p><b>Barn owls</b></p> <p>The site does not appear to provide any suitable nesting sites for barn owls.</p> <p><b>Overwintering birds</b></p> <p>Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.</p>                                                                                                                                                                                                                                                                                      |
| <i>Foreseen Impacts</i> | <p>The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.</p> <p><b>Barn owls</b></p> <p>None foreseen.</p> <p><b>Overwintering birds</b></p> <p>None foreseen.</p>                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Recommendations</i>  | <p>Precautions should be taken with machinery and noise levels when working close to any retained nests within the adjacent woodland areas so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.</p> <p><b>Barn owls</b></p> <p>None required.</p> <p><b>Overwintering birds</b></p> <p>None required.</p> <p><b>Suggested biodiversity enhancements</b></p> <p>The installation of a minimum of three bird boxes on the retained building will provide additional nesting habitat for birds e.g.</p> |

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|                                   | <p>Schwegler No 17 Swift Nest Box</p> <p>Schwegler 1SP Sparrow Terrace</p> <p>Or a similar alternative brand.</p> <p>Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Reptiles</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Summary of Survey Findings</i> | <p><b>EPSL data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.</p> <p><b>Habitat suitability</b></p> <p>There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.</p> |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on reptiles as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| <b>Amphibians</b>                 |                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Summary of Survey Findings</i> | <p><b>EPSL and survey data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for great crested newts within 500m of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 500m of the site.</p> <p><b>Aquatic habitat suitability (including ponds within 500m)</b></p> |

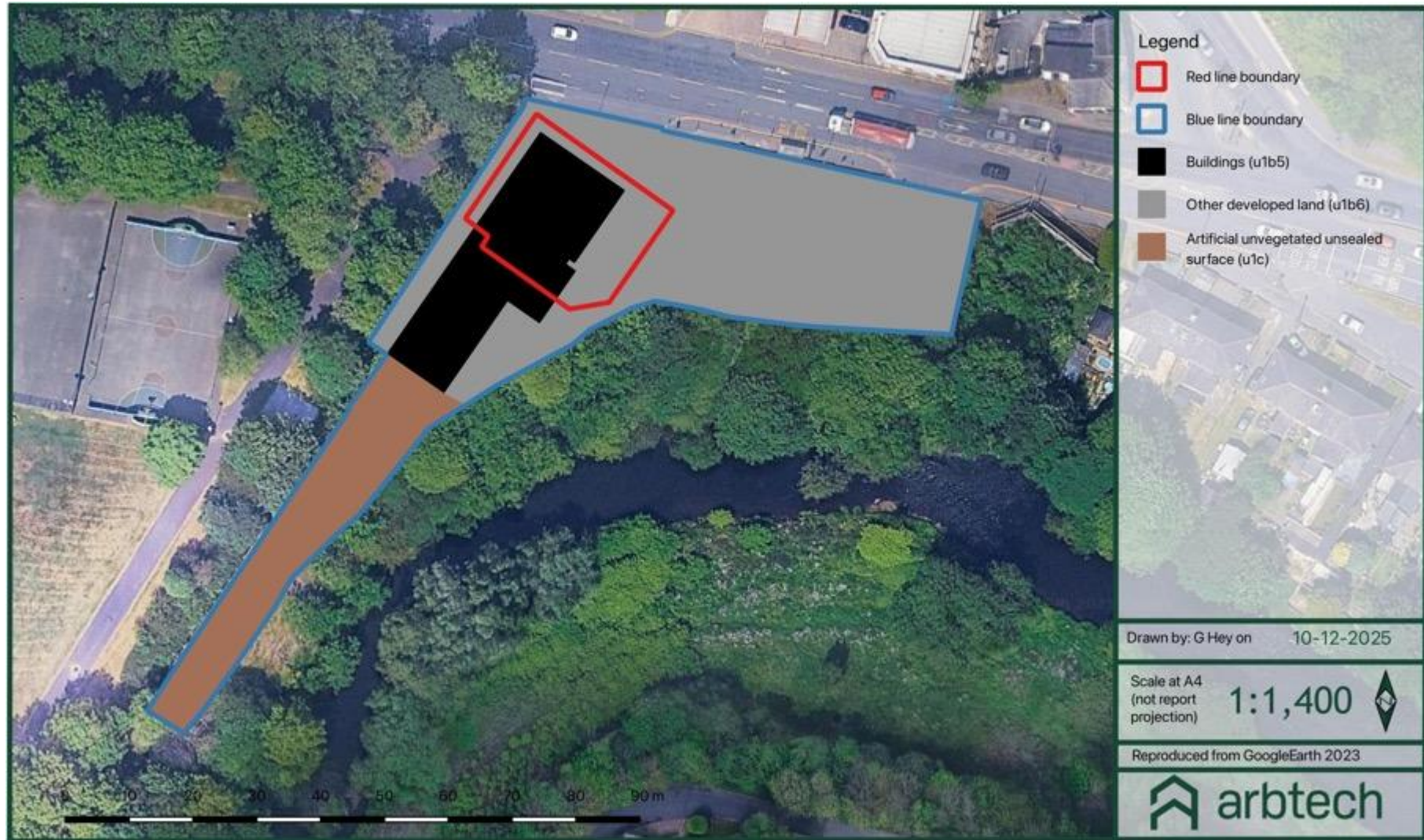
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|                         | <p>Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).</p> <p>No ponds are present on site or within 500m of the site.</p> <p><b>Terrestrial habitat suitability</b></p> <p>The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing offer sub-optimal habitat for terrestrial amphibians. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.</p> |
| <i>Foreseen Impacts</i> | Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Recommendations</i>  | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| <b>Badger</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <i>Summary of Survey Findings</i> | No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site. |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on badgers as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Riparian animals</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| <i>Summary of Survey Findings</i> | A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no suitable riparian habitats present within the site that could provide value for riparian mammals, however, the adjacent River Roch could be utilised by otters, as they are known to utilise the River Irwell, which is located within the same catchment area as the River Roch. The watercourse does not provide suitability for water voles as it comprises a deep, wide and fast flowing river, which is highly unsuitable for this species.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Foreseen Impacts</i>           | <p><b>Otters</b></p> <p>The proposed development will not result in the loss of any riparian habitats and no works will be undertaken within 8m of the watercourse (as per Environment Agency regulations). However, due to the presence of the watercourse within close proximity of the site, indirect effects such as pollution could occur during construction. Furthermore, construction activities could result in the death or injury of otters, if present.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Recommendations</i>            | <p><b>Otters</b></p> <p>Owing to the nature of the proposed development and the low potential for impacts to otter, further otter surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• A toolbox talk will be given to contractors regarding the possible presence of otters at the site.</li> <li>• A pre-commencement inspection of the site will be undertaken for otters.</li> <li>• Heras fencing will be erected around the working area to prevent encroachment within 8m of the watercourse.</li> <li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>• The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which otters could use.</li> <li>• Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that otters could use.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> </ul> <p>In the unlikely event that an otter holt or den is identified, works must cease and advice must be sought from a suitably qualified ecologist.</p> |
| <b>Hazel dormouse</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Summary of Survey Findings</i> | <p><b>EPSL data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.</p> <p><b>Habitat suitability</b></p> <p>The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.</p> |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on hazel dormice as a result of the proposed development.                                                                                                                                                                                                                                                                                                         |
| <i>Recommendations</i>            | None foreseen.                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Other e.g. hedgehog</b>        |                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | The presence of areas of built form within the site and immediate surrounding landscape presents a significant barrier to dispersal, with limited access to other pockets of suitable habitat. Given the above, hedgehogs are assumed to be likely absent from the site.                                                                                                                     |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on hedgehogs as a result of the proposed development.                                                                                                                                                                                                                                                                                                             |
| <i>Recommendations</i>            | None required.                                                                                                                                                                                                                                                                                                                                                                               |

### Appendix 1: Survey/Habitat map



## Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

| Buildings                                                                          |                                                                           |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Photograph                                                                         | Description                                                               |
|   | Figure 1: Main building (B1) on site                                      |
| Other developed land                                                               |                                                                           |
| Photograph                                                                         | Description                                                               |
|  | Figure 2: Hardstanding car park area in the northern section of the site. |
| Artificial unvegetated unsealed surface                                            |                                                                           |

| Photograph                                                                         |  | Description                                                                                      |
|------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------|
|   |  | Figure 3: Artificial unvegetated unsealed surface in the northern section of the site.           |
| Adjacent woodland and River Roch                                                   |  |                                                                                                  |
| Photograph                                                                         |  | Description                                                                                      |
|  |  | Figure 4: Adjacent bank of woodland and River Roch adjacent to the site on the eastern boundary. |

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