



**Project:** 24\_PEA\_BNG\_09\_13  
**Site:** Land Adjacent to Genesis House, Stopes Rd, Little Lever, Radcliffe  
**Client:** Go Wallpaper



|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Project Number: | 24_PEA_BNG_09_13                                                                      |
| Report Type:    | Preliminary Ecological Appraisal Report (PEAR)                                        |
| Site Address:   | Land Adjacent to Genesis House, Stopes Rd, Little Lever,<br>Radcliffe, Bolton BL3 1NP |

| Role:    | Name:              | Position:             | Date:      |
|----------|--------------------|-----------------------|------------|
| Surveyor | Alex Barnes        | Ecologist             | 17/09/2024 |
| Author   | Matthew Harmsworth | Lead Consultant       | 01/10/2024 |
| Author   | Gwennan Butler     | Ecological Consultant | 09/09/2024 |

| Revision History |                 |                     |
|------------------|-----------------|---------------------|
| Date:            | Version number: | Summary of changes: |
| 01/10/2024       | 1.0             | First Draft         |
| 01/10/2024       | 1.0             | First Issue         |

[Supplementary Document - Survey Methodology PRA.](#)

[Supplementary Document - Potential Roosting Features.](#)

| Summary:                                  |                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Report Number                             | 24_PEA_BNG_09_13                                                                                                                                                                                                                                                                                                 |
| Site Surveyed                             | Land at Land Adjacent to Genesis House, Stopes Rd, Little Lever, Radcliffe, Bolton BL3 1NP.<br>National Grid Reference: SD 7649 0752                                                                                                                                                                             |
| Purpose & Brief                           | Preliminary ecological appraisal commissioned by Go Wallpaper                                                                                                                                                                                                                                                    |
| Development Proposals                     | The proposed development involves the construction of a new 336m <sup>2</sup> commercial unit on an area of grassland located to the east of the existing commercial premises. The plans also incorporate staff car parking facilities, as detailed in drawing D0277 - 102A - Proposed Site Plan - PLANNING.pdf. |
| Methods                                   | Desk Study<br>UK Habitat Classification (UKHab) survey of the site.<br>Assessment of likely significant effects as far as can be reasonably and proportionally known                                                                                                                                             |
| Confirmed Ecological Constraints          | None                                                                                                                                                                                                                                                                                                             |
| Potential Ecological Constraints          | None                                                                                                                                                                                                                                                                                                             |
| Recommendations For Further Survey Works  | Production of wildlife sensitive lighting scheme                                                                                                                                                                                                                                                                 |
| Opportunities For Ecological Enhancements | Bird boxes<br>Native species planting                                                                                                                                                                                                                                                                            |

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

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## Acknowledgements:

Data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and through direct consultation with LERC.

## Client Documents:

This report has been completed on assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

*Table: Documents provided by the client as of September 2024.*

| Plans provided by client as of 03/09/2024         |
|---------------------------------------------------|
| D0277 - 102A - Proposed Site plan - PLANNING.dwg  |
| D0277 - 103A - Proposed Elevations - PLANNING.dwg |
| D0277 - 104A - Proposed Floor Plan - PLANNING.dwg |

## 1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Ecological Appraisal Report (PEAR) at Land Adjacent to Genesis House, Stopes Rd, Little Lever, Radcliffe, Bolton BL3 1NP.
- 1.2 The survey was comprised of a desktop study, which was undertaken in September 2024 and a site survey, which was carried out by Alex Barnes on 17th September 2024..
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application Full details of the proposals can be found on the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

## SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 698.3 sqm and is centred on grid reference 'SD 7649 0752'.
- 1.7 The site is situated in the village of Little Lever in the Bury Metropolitan Borough Council control area. The site is located on the east side of the village on Stopes Road and is accessed via a commercial entrance.

- 1.8 The site is located adjacent to the existing Go Wallpaper commercial premises and consists primarily of a maintained area of grassland immediately to the east of the business building (B1), which is currently utilised as a delivery and operational area. The main building (B1) is a two-storey brick structure with minimal ecological value, offering negligible potential for roosting bats or nesting birds, owing to its modern construction and lack of suitable features. The single-storey warehouse extension to the north also provides little in terms of ecological interest. To the south of the grassland are several steel storage containers, while the public access road and a heavy plant parking area define the southern boundary of the site.

To the east of the survey area, beyond a steel fence, is a patch of neglected land characterised by dense bramble undergrowth, self-seeded willow, and scattered mature trees, indicating it may have previously served as a growing area, given the presence of derelict polytunnels and an outbuilding. The dense vegetation in this off-site area restricts accessibility. To the north of the site lies a public road and a row of residential properties, beyond which agricultural land is visible. An additional area of cleared land ready for development lies to the west of the site, adjacent to the public road. The site is fenced in by close square plastic laminated metal fencing preventing transient species entering the site.

## DEVELOPMENT PROPOSALS

- 1.9 The proposed development involves the construction of a new 336m<sup>2</sup> commercial unit on an area of grassland located to the east of the existing commercial premises. The plans also incorporate staff car parking facilities, as detailed in drawing D0277 - 102A - Proposed Site Plan - PLANNING.pdf.

## SCOPE OF WORKS

- 1.10 The aims of this assessment were to:
- identify the likely ecological constraints associated with the proposed development;
  - identify suitable mitigation measures (if required);
  - determine whether further surveys are necessary;
  - identify opportunities for ecological enhancement;

## 2 Methodology

### DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 was omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

### UKHAB SURVEY

- 2.4 A Preliminary Ecological Appraisal, comprised of a site walkover and mapping was undertaken by Alex Barnes on 2024-09-20. The PEA was undertaken in line with CIEEM's 'Guidelines for Preliminary Ecological Appraisal' (CIEEM, 2017). Alex Barnes has been completing preliminary ecological appraisals for over five years and regularly undertakes surveys of this scale. They have received professional training in all aspects covered in this report.
- 2.5 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS enabled handset.
- 2.6 A Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020). (Appendix 3).

### PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.7 A Preliminary Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken during the site survey on 17/09/2024. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).
- 2.8 The survey included an active search for bats, evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.8.1. PRFs of built structures are listed in Table 2.8.2. The lists are not exhaustive but show examples of the most commonly used roosting features of built structures and trees.

Table 2.8.1: Potential roosting features (PRFs) in built structures listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

| Potential roosting features (PRFs) in built structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| External                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Internal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>- Access/egress through windowsills, window panes and walls;</li> <li>- Behind peeling paintwork or lifted rendering;</li> <li>- Behind hanging tiles;</li> <li>- Weatherboarding;</li> <li>- Eaves;</li> <li>- Soffit boxes;</li> <li>- Fascias;</li> <li>- Lead flashing;</li> <li>- Gaps under felt (even including those of flats roofs);</li> <li>- Under tiles/slates;</li> <li>- Existing bat boxes;</li> <li>- Gaps in brickwork or stonework which provide access/egress to cavity or rubble-filled walls</li> </ul> | <ul style="list-style-type: none"> <li>- Behind wooden panelling;</li> <li>- In lintels above doors and windows;</li> <li>- Behind window shutters and curtains;</li> <li>- Behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded windows;</li> <li>- Inside cupboards and in chimneys accessible from fireplaces;</li> <li>- Within attic roof voids;</li> <li>- The top of gable end or dividing walls;</li> <li>- The top of chimney breasts;</li> <li>- Ridge and hip beams and other roof beams;</li> <li>- Mortise and tenon joints;</li> <li>- All beams;</li> <li>- The junction of roof timbers, especially where ridge and hip beams meet;</li> <li>- Behind purlins;</li> <li>- Between tiles and the roof lining;</li> <li>- Under flat felt roofs</li> </ul> |

## GROUND LEVEL TREE ASSESSMENT (GLTA)

- 2.9 A Preliminary Bat Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken by xxx during the site survey on xxx. The GLTA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).
- 2.10 The survey included an active search for bats, evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. The lists are not exhaustive but show examples of the most commonly used roosting features of trees.

Table 2.10.1: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

| Table 2.10.1. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)                                                                                       |                                                                                                                                                                                                                                                                                                         |                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| PRFs formed by disease and decay                                                                                                                                                                                                                         | PRFs formed by damage                                                                                                                                                                                                                                                                                   | PRFs formed by association                                                 |
| <ul style="list-style-type: none"> <li>• Woodpecker holes</li> <li>• Squirrel holes</li> <li>• Knot holes</li> <li>• Pruning cuts</li> <li>• Tear outs</li> <li>• Wounds</li> <li>• Cankers</li> <li>• Compression forks</li> <li>• Butt rots</li> </ul> | <ul style="list-style-type: none"> <li>• Lighting strikes</li> <li>• Hazard beams</li> <li>• Subsidence</li> <li>• Cracks</li> <li>• Shearing cracks</li> <li>• Transverse snaps</li> <li>• Welds</li> <li>• Lifting bark</li> <li>• Desiccation</li> <li>• Fissures</li> <li>• Frost cracks</li> </ul> | <ul style="list-style-type: none"> <li>• Fluting</li> <li>• Ivy</li> </ul> |

| Table 2.10.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.) |                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Suitability                                                                                                                                                                                    | Description                                                              |
| NONE                                                                                                                                                                                           | Either no PRFs in the tree or highly unlikely to be any                  |
| FAR                                                                                                                                                                                            | Further assessment required to establish if PRFs are present in the tree |
| PRF                                                                                                                                                                                            | A tree with at least one PRF present                                     |

2.11 A Site PRF Map was produced to show the location of built structures, trees and potential roosting features (PRFs). Habitats and features of importance were mapped using a GPS enabled handset.

## SUITABILITY ASSESSMENT

2.12 The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.10.1 and 2.10.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat for example).

*Table 2.12.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. bats).*

| Likelihood of occurrence | Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Present                  | Confirmed as present during the site survey or by confirmed historical records.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| High                     | Species are known to be present within close proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to good quality habitat within the local area.                                                                                                                                                                                                                                                               |
| Moderate                 | Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats provide all of the ecological requirements of the species. Suitability of habitats on-site may be limited due to disconnectivity to the wider landscape, poor to moderate habitat available within the wider locality, and/or due to the presence of only a small area of suitable habitat.                   |
| Low                      | Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. The suitability of habitats may be limited due to disturbance, isolation and/or poor quality habitat available within the wider locality. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats (if all required ecological requirements for the species are present). |
| Negligible               | While presence cannot be absolutely discounted, the site includes very limited or poor quality habitat for a particular species. Connected habitats do not fulfil the ecological requirements of the species. There are no local records and/or the site is outside the known national range of the species.                                                                                                                                                                                                                    |

*Table 2.13.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)*

| Potential suitability | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                        |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | Roosting bats                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Potential flight-paths and foraging habitats                                                                                                                                                                                                                                                                                           |
| None                  | No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).                                                                                                                                                                                                                                                                                                                                                                 | No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).                                                                     |
| Negligible            | No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.                                                                                                                                                                                                                                                                                                                                                        | No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.                                                                                                                                          |
| Low                   | <p>A structure 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).</p> <p>A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.</p> | <p>Habitat that could be used by small numbers of commuting bats but isolated ( i.e. not very well connected to the surrounding landscape by other habitat).</p> <p>Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.</p> |
| Moderate              | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).                                                                                                                                                                                                                                    | <p>Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.</p>                                       |
| 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 longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.                                                                                                                                    | <p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats.</p> <p>Site is close to and connected to known roosts.</p>    |

## ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.14 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

## LIMITATIONS

- 2.15 Only one site visit was undertaken, therefore, a full evaluation of species present throughout the year could not be made. Therefore, there were seasonal constraints to species identification. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.
- 2.16 The site maps shown in Appendix 3 were produced from an Ordnance Survey Tile purchased from our mapping supplier. A site walkover with a GPS enabled handset was used to inform the location and extent of existing habitats shown on the appended mapping and is as accurate as possible but some error must be allowed for without a full topographical survey.

### 3 Policy and Legislative Context

- 3.1 This section includes the legislative context of those protected species or other notable species that are recorded on-site, or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

#### NATIONAL PLANNING POLICY

- 3.2 The introduction of the National Planning Policy Framework (NPPF) in March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.
- 3.3 Planning Practise Guidance is relevant covering the Natural Environment alongside the NPPF. Therefore features of ecological value should be considered in the context of conserving and enhancing the natural environment.
- 3.4 The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

#### LOCAL PLANNING POLICY

- 3.5 This report has been commissioned in order to comply with local policy.

The draft strategy can be found on this link >>

<https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/biodiversity-strategy-consultation>

## NATIONAL AND INTERNATIONAL LEGISLATION

- 3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)
- 3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)
- 3.8 Countryside and Rights of Way Act (2000)
- 3.9 National Parks and Access to the Countryside Act (1949)
- 3.10 Natural Environment and Rural Communities Act (2006)
- 3.11 Protection of Badgers Act (1992)
- 3.12 The Conservation of Habitats and Species Regulations (2017)
- 3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)
- 3.14 The Hedgerows Regulations (1997)
- 3.15 UK Biodiversity Action Plan (1994)
- 3.16 Wildlife and Countryside Act (1981)
- 3.17 Wild Mammals (Protection) Act (1996)

## 4 Desktop Study

### SITE DESIGNATIONS

4.1 There are four designated sites within the 2km search area.

*Table 4.1.1: Designated sites recorded within a 2km radius of the survey site.*

| Site Name                                                        | Grid Reference | Area (ha) | Approx. Closest Distance from Site (km) |
|------------------------------------------------------------------|----------------|-----------|-----------------------------------------|
| Local Nature Reserves (England)<br>Nob End LNR                   | SD 749 062     | 9.45      | 1.8 km                                  |
| Local Nature Reserves (England)<br>Moses Gate LNR                | SD 743 070     | 106.85    | 1.4 km                                  |
| Sites of Special Scientific Interest (England)<br>Nob End SSSI   | SD 749 062     | 9.4       | 1.8 km                                  |
| Sites of Special Scientific Interest (England)<br>Ashclough SSSI | SD 760 063     | 6.04      | 1.1 km                                  |

\*Data from DEFRA MAGIC

### LOCAL HABITAT

4.2 There were more than 10 priority habitats that were formerly mapped within the 2km search area.

*Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.*

| Habitat                      | Approx. Closest Distance from Site (km) |
|------------------------------|-----------------------------------------|
| Deciduous Woodland           | 0.3 km W                                |
| Lowland Fens                 | 0.9 km N                                |
| Lowland Meadows              | 1.4 km NW                               |
| Deciduous Woodland           | 1.6 km NE                               |
| Lowland Fens                 | 0.7 km S                                |
| Deciduous Woodland           | 0.7 km S                                |
| Lowland Calcareous Grassland | 1.8 km SW                               |

\*Data from DEFRA MAGIC

- 4.3 There were eight standing water bodies situated within a 500m radius of the survey site.

## HISTORICAL SPECIES RECORDS

- 4.4 Protected species records relating to the site and 2km search area were obtained from the LERC as part of the desktop study. The data search contains confidential information that is not suitable for public release. Therefore, the data has not been included in the report.
- 4.5 A full list of identified species recorded within the 2km search area can be requested from LERC.
- 4.6 The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.

*Table 4.6.1: Previous protected species licences for bats mapped within a 2km radius of the survey site*

| Reference, Date and Species            | Approx. Distance from Site (km) |
|----------------------------------------|---------------------------------|
| 2018-37079-EPS-MIT - 21/09/2018 - CPIP | 1.2 km SE                       |

\*Data from DEFRA MAGIC

## 5 Site Survey

- 5.1 The site survey was undertaken on 2024-09-20. The weather conditions were considered to be appropriate to survey (Table 5.1.1).

*Table 5.1.1: Weather conditions at the time of survey.*

| Date of site survey: 2024-09-20 |                                                                                                                                                       |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Weather Conditions:             | The weather during the site survey was recorded as clear, bright, dry, and with a slight breeze from the southeast (SSE), with a temperature of 18°C. |

\*Data from BBC Weather.

## UK HABITAT SURVEY

### 5.2 Site and building description:

The site is located adjacent to the existing Go Wallpaper commercial premises and consists primarily of a maintained area of grassland immediately to the east of the business building (B1), which is currently utilised as a delivery and operational area.

The main building (B1) is a two-storey brick structure with minimal ecological value, offering negligible potential for roosting bats or nesting birds, owing to its modern construction and lack of suitable features. The single-storey warehouse extension to the north also provides little in terms of ecological interest. To the south of the grassland are several steel storage containers, while the public access road and a heavy plant parking area define the southern boundary of the site.

To the east of the survey area, beyond a steel fence, is a patch of neglected land characterised by dense bramble undergrowth, self-seeded willow, and scattered mature trees, indicating it may have previously served as a growing area, given the presence of derelict polytunnels and an outbuilding. The dense vegetation in this off-site area restricted accessibility. To the north of the site lies a public road and a row of residential properties, beyond which agricultural land is visible. An additional area of cleared land ready for development lies to the west of the site, adjacent to the public road. The combination of residential, commercial, and undeveloped land forms the site's context.

The eastern elevation of Building B1, facing the surveyed grassland, is a simple brick structure with no features that could provide roosting opportunities for bats or potential nesting sites for birds. The walls appear well-maintained, with no significant cracks or crevices that might allow wildlife access, as shown in the photos provided. The elevation abuts the proposed development area and is unlikely to be ecologically sensitive.

The northern elevation, which connects to the warehouse extension, similarly offers low ecological value due to its sealed structure and lack of extensive vegetation or features such as cavities or loose brickwork. Vegetation around this elevation is sparse, which further reduces the likelihood of any direct ecological impacts stemming from the proposed development.

The southern elevation overlooks the site's storage area, and like the other sides, it lacks suitable features for wildlife. There are steel storage containers present on this side, offering no habitat opportunities. This part of the building and its surroundings are regularly used for operational activities, making it less attractive to fauna.

The roof of the warehouse is flat and constructed from modern materials, offering no potential for bat roosts or foraging habitats. There is minimal vegetation, shading, or standing water that might attract wildlife. Overall, given the design and materials, this building presents negligible ecological value and will likely remain unaffected by the development.

5.3 A description of habitat present along with target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 3.

Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 4).

| Habitats and Target Notes | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Supporting Photo                                                                                    |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Habitat 1                 | <p><b>HAB 1: u1b – Developed land; sealed surface</b></p> <p>HAB 1 is predominantly composed of extensively developed land, consisting of concrete surfaces used for operational purposes, including vehicle parking and storage.</p> <p>The surfaces are impermeable, offering no vegetative cover and little ecological value. Due to the artificial nature of this habitat, there is no notable flora present within HAB 1, and the hardstanding's regular use for industrial activity further limits its potential for fauna colonization.</p> <p>No species typically associated with developed land were observed within cracks or edges of the surfaces that could occasionally support such opportunistic species.</p> <p>The current condition, comprising sealed surfaces, will not be impacted by the proposals in a manner that could pose significant ecological risk.</p> |  <p>Photo 1</p> |

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                    |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <p>Habitat 2</p> | <p><b>HAB 2: g4 – Modified grassland</b></p> <p>HAB 2 consists of a maintained grassland area with a short sward in poor overall condition. The grassland is regularly mown, which has resulted in low species diversity, limiting its functionality as a habitat. The dominant species in this area includes <i>Lolium perenne</i> (perennial rye-grass), with scattered occurrences of <i>Trifolium repens</i> (white clover) and <i>Taraxacum officinale</i> (common dandelion). The vegetation is uniform and lacks structural variety, making it ecologically impoverished.</p> <p>Given the low diversity of flora and the maintained nature of the grassland, the habitat provides limited potential for supporting protected or notable species. The area is unlikely to offer significant foraging opportunities for local wildlife and has negligible value for invertebrates, birds, or small mammals. The site's current condition is such that, without enhancement or management changes, its ecological value will remain low.</p> |  <p>Photo 2</p> |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                    |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <p>Habitat 3</p> | <p><b>HAB 3: r1 – Ruderal/Ephemeral</b></p> <p>HAB 3 represents an off-site area of tall ruderal vegetation, with a dense composition of species characteristic of disturbed and neglected ground. The dominant flora includes <i>Rubus fruticosus</i> (bramble), which forms extensive thickets, and scattered <i>Salix cinere</i> (grey willow) saplings, indicating the early stages of natural succession in unmanaged land. Understory species are sparse due to the shading.</p> <p>The habitat offers some structural diversity for wildlife, potentially providing cover and foraging resources for small mammals, invertebrates, and birds. However, given its dense and impenetrable nature, the habitat's value could be constrained by limited accessibility for larger fauna. The area, while off-site, may act as a dispersal or commuting corridor for local wildlife but is primarily characterised by early-successional, disturbed vegetation communities.</p> |  <p>Photo 3</p> |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                  |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <p>Target Notes</p> | <p>The target notes recorded by the surveyor primarily relate to man-made structures within the survey area. These structures do not support notable habitats or species typically associated with natural ecological features but are noted due to their location within the development footprint and potential for indirect impacts.</p> <p>TN1: A steel storage container located on the concrete hardstand immediately to the east of Building B1. The container sits on an impermeable, sealed surface offering no ecological value. No flora or fauna were observed in association with this structure, and given its location on the hardstanding, no notable species are expected to be present in this area.</p> <p>TN2: Four additional steel storage containers sited further east within the grassed area adjacent to B1. The immediate surroundings are comprised of short, managed grassland with low species diversity, as observed in HAB 2. The containers themselves, being man-made structures, offer no ecological features likely to support protected or notable species. No significant vegetation encroachment or ecological interest was observed in relation to the containers.</p> |  <p>TN1/2</p> |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|

## 6 Evaluation and Assessment

- 6.1 Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per Table 2.10.1). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

*Table 6.1.1: Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.*

| Protected feature / species            | Likelihood of occurrence / suitability | Comments / Justification                                                                                                                                                                                                                               | Impact due to Proposed Development | Required Mitigation Measures |
|----------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------|
| Protected sites                        | Negligible                             | The site is not situated within, or adjacent to, any known protected sites. The site is not considered to be well connected to any known protected sites.                                                                                              | None.                              | None required.               |
| Protected habitats                     | Negligible                             | There were no protected habitats on, or adjacent to, the site. Habitats on-site were not considered to be unique or of high quality within the wider locality.                                                                                         | None.                              | None required.               |
| Protected plant species                | Negligible                             | There are no known records of protected plant species within 2km of the site. No protected plant species were observed during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected plant species. | None.                              | None required.               |
| Amphibians (incl. Great Crested Newts) | Negligible                             | There is no suitable terrestrial habitat on site and no ponds within 250m.                                                                                                                                                                             | None.                              | None required.               |

| Protected feature / species | Likelihood of occurrence / suitability | Comments / Justification                                                                                                                        | Impact due to Proposed Development                                                                                                                                                                              | Required Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bats (Chiroptera)           | <b>Roosting bats</b>                   |                                                                                                                                                 |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                             | Negligible.                            | The PRA determined that all built structures on-site had negligible potential for roosting bats. The buildings are unaffected by the proposals. | The proposed development will not result in any disturbance to suitable roosting habitats.                                                                                                                      | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             | <b>Foraging/Commuting bats</b>         |                                                                                                                                                 |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                             | Low                                    | The offsite vegetation to the east provides limited foraging potential for bats.                                                                | <p>Mitigation measures must be put in place to ensure that disturbance does not increase during and/or post-development.</p> <p>Any new lighting should have the lighting spread contained within the site.</p> | <p>Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.</p> <p>Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.</p> |
| Birds                       | Negligible                             | There is no suitable habitat on site for birds.                                                                                                 | None.                                                                                                                                                                                                           | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Invertebrates               | Negligible                             | There were no known records of protected invertebrate species within the 2km search radius. No protected invertebrate                           | The site does not appear to support protected invertebrate species, thus, the proposed development is unlikely to impact upon protected                                                                         | None required.                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Protected feature / species             | Likelihood of occurrence / suitability        | Comments / Justification                                                                                                                                       | Impact due to Proposed Development | Required Mitigation Measures |
|-----------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------|
|                                         |                                               | species were identified during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected invertebrate species. | invertebrate species.              |                              |
| Reptiles                                | Negligible.                                   | There is no suitable habitat on site.                                                                                                                          | None.                              | None required.               |
| Other terrestrial mammals (excl. bats). | <b>Badgers (<i>Meles meles</i>)</b>           |                                                                                                                                                                |                                    |                              |
|                                         | Negligible.                                   | There is no suitable habitat on site.                                                                                                                          | None.                              | None required.               |
|                                         | <b>Dormice (<i>Gliridae</i>)</b>              |                                                                                                                                                                |                                    |                              |
|                                         | Negligible.                                   | There is no suitable habitat on site.                                                                                                                          | None.                              | None required.               |
|                                         | <b>Hedgehogs (<i>Erinaceus europaeus</i>)</b> |                                                                                                                                                                |                                    |                              |
|                                         | Negligible                                    | There is no suitable habitat on site.                                                                                                                          | None.                              | None required.               |
|                                         | <b>Otters (<i>Lutra lutra</i>)</b>            |                                                                                                                                                                |                                    |                              |
|                                         | Negligible.                                   | There is no suitable habitat on site.                                                                                                                          | None.                              | None required.               |

| Protected feature / species | Likelihood of occurrence / suitability         | Comments / Justification                                                                                                                                                                                                                                                          | Impact due to Proposed Development                                                 | Required Mitigation Measures                                                                       |
|-----------------------------|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|                             | <b>Water Voles (<i>Arvicola amphibius</i>)</b> |                                                                                                                                                                                                                                                                                   |                                                                                    |                                                                                                    |
|                             | Negligible.                                    | There are no known records of Water Voles within 2km of the site. There were no suitable aquatic habitats for the species on, or adjacent to, the site.                                                                                                                           | None.                                                                              | None required.                                                                                     |
|                             | <b>Common and widespread mammals</b>           |                                                                                                                                                                                                                                                                                   |                                                                                    |                                                                                                    |
|                             | There is no suitable habitat on site.          | None. - The boundary fencing prevents small transient mammals accessing the site.                                                                                                                                                                                                 | None required.                                                                     | None required.                                                                                     |
| Invasive plant species      | Low.                                           | No invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were found during the survey. As there were seasonal constraints to plant identification, it is possible that invasive plant species are present and have yet to be identified. | Invasive plant species have the potential to impact protected species and habitats | If invasive plant species are found, it is recommended to consider appropriate methods of removal. |

## 7 Biodiversity Net Gain

- 7.1 The development should be used as an opportunity for biodiversity net gain, by creating new opportunities for wildlife.

### INVERTEBRATES

- 7.2 Two bee bricks are to be incorporated into the proposed building. Alternatively, it is recommended to install invertebrate boxes on-site. The boxes should be suitable for solitary bees.
- 7.3 Nectar-rich wildflowers should be planted within close proximity to the bee bricks/invertebrates boxes to create new opportunities for pollinators.
- 7.4 Fruit trees make ideal habitat for many invertebrate species. Thus, it is recommended to plant new garden ornamental fruit trees on-site. For example, Crab Apple (*Malus sylvestris*), Wild Cherry (*Prunus avium*) and Common Pear (*Pyrus communis*).

### TREES

- 7.5 New tree planting would be a welcomed addition to development. New tree planting should be considered carefully, with consideration to species, location and future management. New trees should be robust and of high quality. Where possible, native species should be used. However, considerations should be given to climate change and potential pathogens.

## 8 Conclusions

- 8.1 The site at Genesis House, Stopes Rd is to be redeveloped with a new building and car parking on the grass area to the east of the existing facilities.
- 8.2 The development will result in the loss of a small area of grassland that is not well connected to the higher value habitats to the east.

### ECOLOGICAL CONSTRAINTS

- 8.3 Development proposals must have regard for protected species identified as potentially occurring on, or near to, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.
- 8.4 Mitigation measures have been outlined within the report to ensure that protected species are not impacted by the development.

## MITIGATION STRATEGIES

- 8.5 A tool box talk should be given to all relevant personal by a suitable qualified ecologist before any works commence on-site to outline ecological constraints and the required mitigation measures.
- 8.6 The existing amenity grassland should be retained at a short sward prior to any demolition/construction works commencing on-site in order to ensure that the habitat does not become more favourable to amphibians and/or reptiles.
- 8.7 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.
- 8.8 Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

## BIODIVERSITY NET GAIN

- 8.9 The development should be used as an opportunity for biodiversity net gain, by creating new opportunities for wildlife. This PEA is supported by a BNG metric using the full statutory DEFRA metric.

### Site Baseline

- 8.10 The site at baseline consists of 0.11 habitat units, these units are created by the existing grassland.

### Site As Proposed

- 8.11 The site as proposed consists of 0.00 habitat units, a loss of 0.11 or -100% due to the loss of the grassland to buildings and parking.

### Recommended Actions

- 8.12 There is no available space on site for an appropriate level of compensation/uplift and therefore 0.23 units of Tier A1 credits will need to be either found offsite or purchased on the open market.

## 9 References and Bibliography

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## 10 Limitations

- 10.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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Should you require any further information, please do not hesitate to contact us at any time.

Matt Harmsworth  
Ecologist

**MW Harmsworth**



Prepared by: Matt Harmsworth BSc  
Checked by: Max Shaw BSc

## Appendix 1: Site Location and Assessment Boundary



Figure A1.1: Extract from Google Maps showing the site location. (Google, 2024)

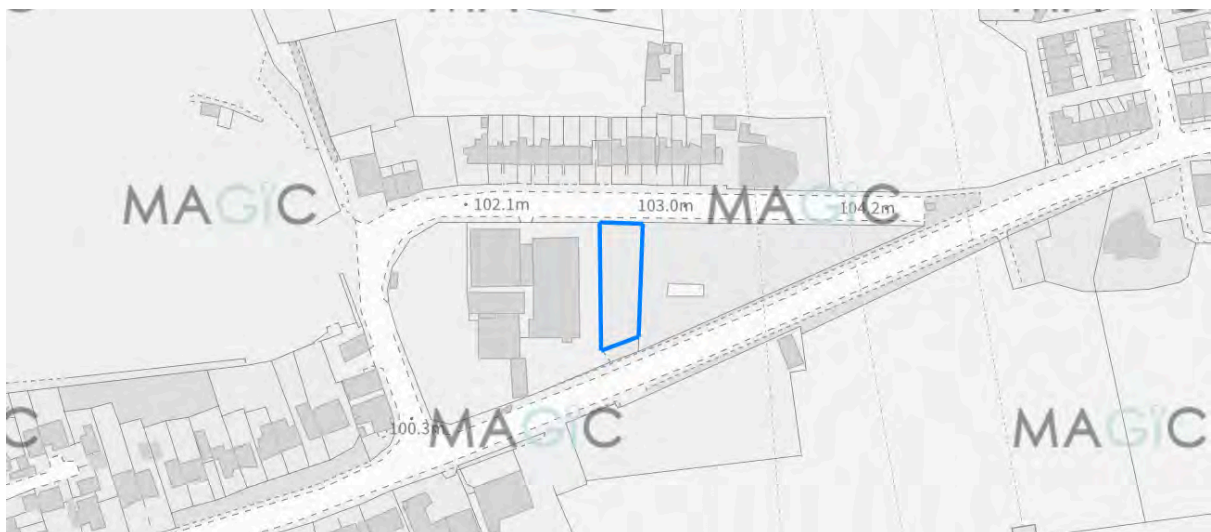
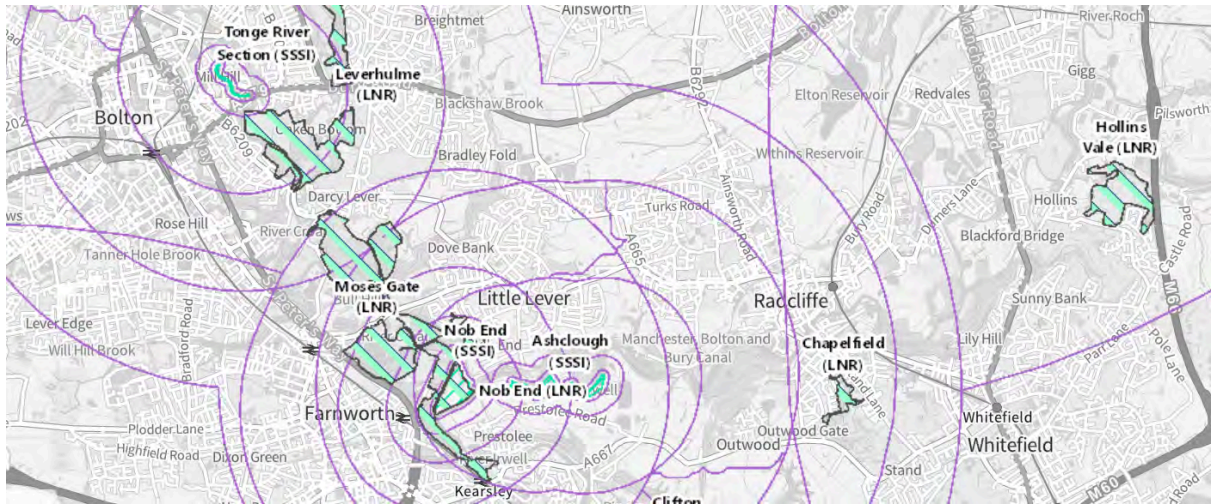


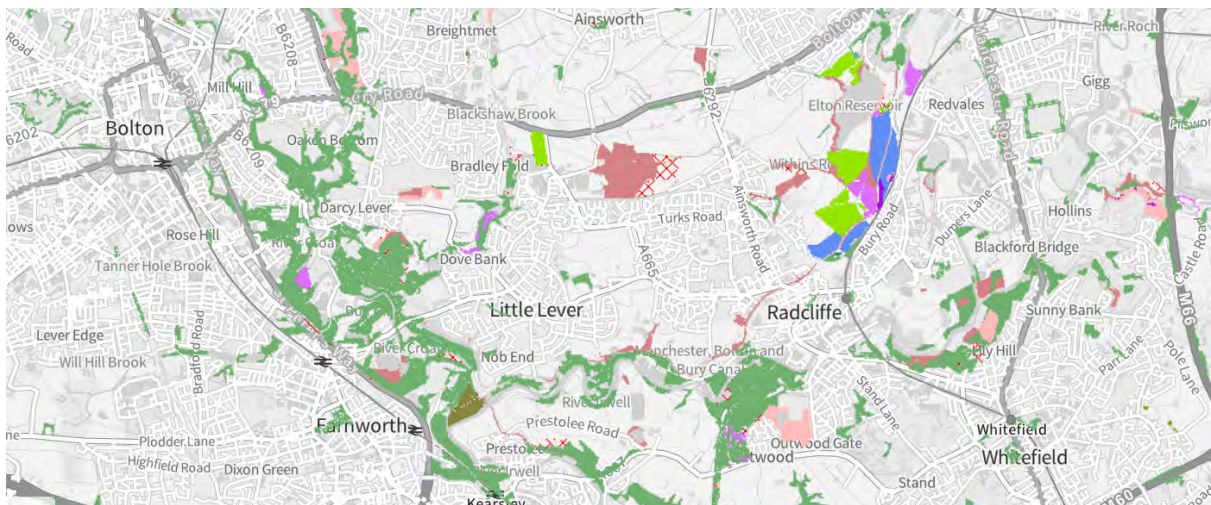
Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary. (MAGIC, 2024)

## Appendix 2: Desktop Study



\*Data from DEFRA.

Figure A2.1: Location of designated sites situated within a 2km search radius of the site.



\*Data from DEFRA.

Figure A2.2: Priority habitats formerly mapped within a 2km search radius of the site..

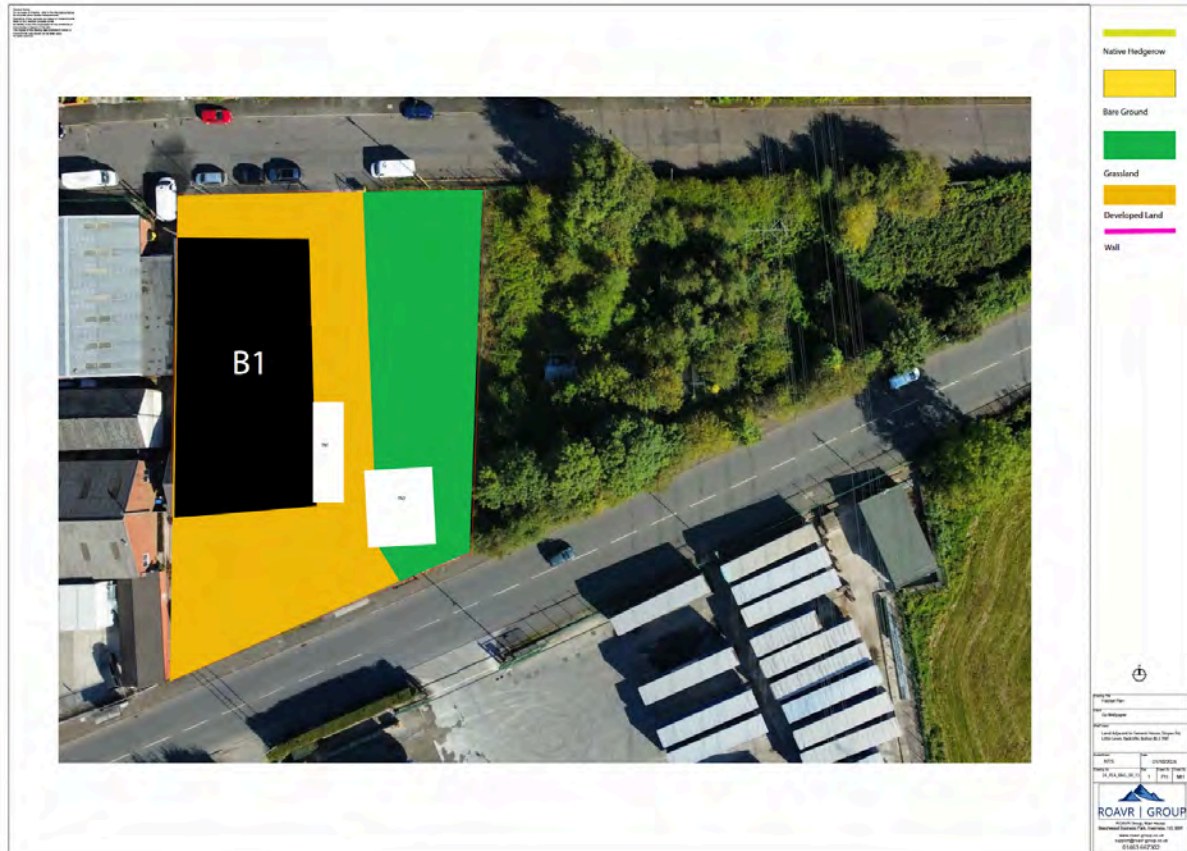


\*Data from Bing Maps

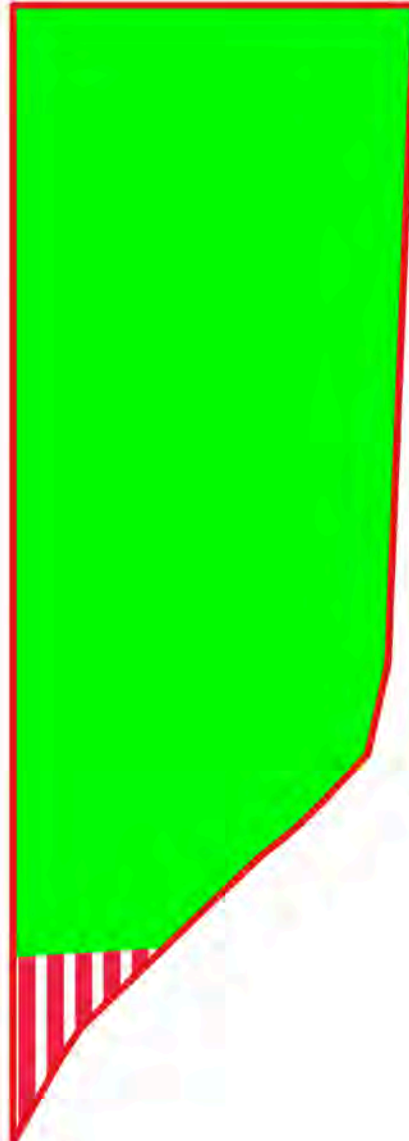
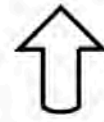
Figure A2.3: Standing water bodies formerly mapped within a 500m search radius of the site.

## Appendix 3: Site Maps

A3.1 The Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020).



## Baseline



Red Line Boundary

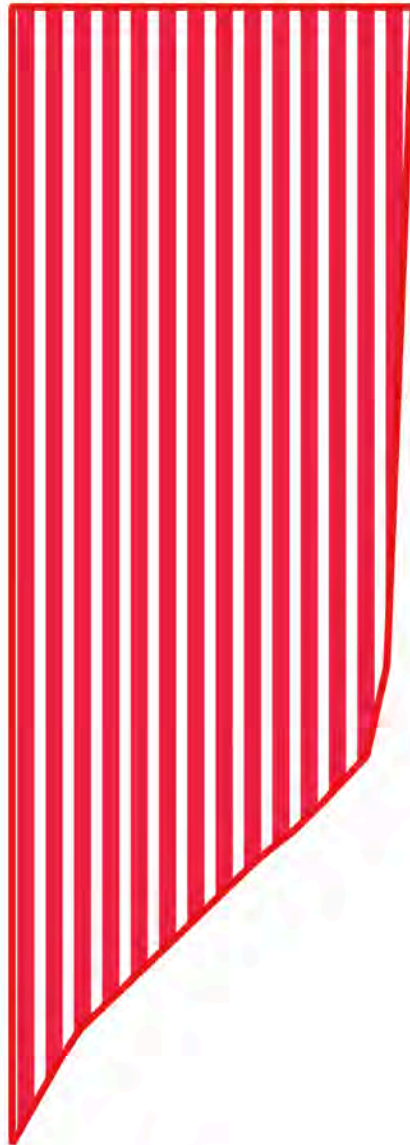
Developed land; sealed surface

Modified grassland



1:300

## Proposal



Red Line Boundary  
Developed land; sealed surface



1:300