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Landscape, Arboricultural & Ecological Solutions
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Preliminary Ecological Appraisal and Nocturnal Surveys for Bats.

The Fairfield, Backwell Street, Manchester

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Preliminary Ecological Appraisal and Nocturnal Survey for Bats

Of

The Fairfield, Backwell Street, Manchester

For

KMM Homes

18 February 2022

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EXECUTIVE SUMMARY

A Preliminary Ecological Appraisal has been carried out at The Fairfield, Backwell Street, Manchester on 5th July 2021 by Lizzie Atkinson. The assessment comprised a desk study and biological records search, as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data as to current site conditions and where appropriate allows recommendations to be made in respect of further potential work in order to satisfy current wildlife legislation.

A site visit was made by Lizzie Atkinson on 7th February 2022, to assess the onsite habitats within the updated site boundary that includes the small patch of broadleaved woodland towards the west of the site.

Assessed against the '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* 2nd edition (2018), the habitats range in ecological value from negligible to within the zone of influence of the site**.** All habitats are likely to be lost to the proposals. As the habitats to be lost to the proposals are small in area and not of high ecological value it is considered that their loss can be mitigated for and the proposals will not adversely affect the ecological value of the wider area, provided the recommendations detailed below are followed.

On 3rd August 2021, a bat emergence survey was carried out on building B1 and the two trees with moderate bat roost potential by Lizzie Atkinson, Amy Swindells, Sophie Cork, John Lindsay and Marianna Szpunar. A low level of bat activity was recorded with the majority of activity occurring within the north-western corner of the site as well as east of building B1. No bats were recorded emerging the building or trees during the survey.

On 11th August 2021, a bat emergence survey was carried out on building B2 by Lizzie Atkinson and Amy Swindells. A low level of bat activity was recorded, with the majority of activity occurring within the north-western corner of the site. No bats were recorded emerging from building B2 during the survey.

On 16th September 2021, a bat re-entry survey was carried out on buildings B1, B2, B3 and the two trees with moderate bat roost potential by Lizzie Atkinson, Amy Swindells, John Lindsay, Evie Berry, Sophie Cork and Matthew Freeman. A low level of bat activity was recorded with the majority of activity occurring within the north-western corner of the site. No bats were recorded entering buildings B1, B2, B3 and the two trees.

As no bats were recorded emerging or entering the buildings and trees during the nocturnal surveys, it is considered that bats are not using the buildings or trees as a roost at the time of the surveys.

Bat surveys are conducted in accordance with the Bat Surveys for Professional Ecologists - Good Practice Guidelines, published 2016 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale are required.

The site comprises a redundant area of amenity grassland that was formerly a bowling green. The bowling green is surrounded by buildings and viewing stands. Three buildings are present on site surrounding the bowling green. The site is bound by a brick wall along the south and metal railing fencing along the north and eastern site boundaries. Unmanaged amenity grassland is present towards the north of the site. A small patch of broadleaved woodland lies to the west of the site and is separated from the rest of the site by a brick wall and is encased by fencing on all other site boundaries. Scattered trees are present towards the north on the site. Hardstanding is present throughout the site and has become encroached with tall ruderal vegetation and scattered scrub along the eastern site boundary. Club Street leads up from the south to a small car park that adjacent to the southern elevation of the bowling green club building.

If the recommendations below are followed these species will not be adversely affected by the proposals.

- If works have not commenced by February 2023, an updated building and tree inspection and site walkover will be required to assess the habitats within the site and the buildings/trees for bat roost potential. Updated nocturnal surveys for bats may also be required;
- Vegetation clearance, pruning and building works to occur outside of the breeding bird season (March to August inclusive) or a nesting bird check to be undertaken by a suitably qualified ecologist prior to the works being undertaken;
- Implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
- Production of an invasive species method statement to avoid the spread of invasive species Japanese Knotweed into the wider landscape during the proposed works;
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings;
- Production of the Defra Metric Biodiversity Net Gain Calculations to minimise impacts on biodiversity and provide net gains in biodiversity; and
- Production of a Management Plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site.

The site provides habitat for nesting birds, hedgehog and bats. Habitats on site will be lost to the proposals. There is likely to be low impacts on the local ecology due to the proposals if the recommendations within section 6 are implemented.

1.0 Introduction

Ascerta has been instructed by KMM Homes to carry out a Preliminary Ecological Appraisal of land at The Fairfield, Backwell Street, Manchester (hereafter referred to as the site). The site OS grid reference is SJ 898 974 and the site is displayed in photograph 1.1 below.

Photograph 1.1: Extent of site

The site was visited on 5th July 2021 by Lizzie Atkinson when a Preliminary Ecological Appraisal, which includes an assessment of the potential for protected species to be using the site or surroundings, was carried out in accordance with the *Handbook for Phase 1 Habitat Survey: a Technique for Environmental Audit* (*JNCC, 2010*). The report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* (2018) and '*Guidelines for Ecological Report Writing*' (2017). This report presents the results of the survey including evaluation of habitats on site and potential for protected species to be using the site. The report includes recommendations for further actions where applicable in order to satisfy current wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 4.

A site visit was made by Lizzie Atkinson on 7th February 2022, to assess the onsite habitats within the updated site boundary that includes the small patch of broadleaved woodland towards the west of the site.

On 3rd August 2021, a bat emergence survey was carried out on building B1 and the two trees with moderate bat roost potential by Lizzie Atkinson, Amy Swindells, Sophie Cork, John Lindsay and Marianna Szpunar. A low level of bat activity was recorded with the majority of activity occurring within the north-western corner of the site as well as east of building B1. No bats were recorded emerging the building or trees during the survey.

On 11th August 2021, a bat emergence survey was carried out on building B2 by Lizzie Atkinson and Amy Swindells. A low level of bat activity was recorded, with the majority of activity occurring within the north-western corner of the site. No bats were recorded emerging from building B2 during the survey.

On 16th September 2021, a bat re-entry survey was carried out on buildings B1, B2, B3 and the two trees with moderate bat roost potential by Lizzie Atkinson, Amy Swindells, John Lindsay, Evie Berry, Sophie Cork and Matthew Freeman. A low level of bat activity was recorded with the majority of the activity recorded occurring within the north-western corner of the survey. No bats were recorded entering the buildings or trees during the survey.

As no bats were recorded emerging or entering the buildings and trees during the nocturnal surveys, it is considered that bats are not using the buildings or trees as a roost at the time of the surveys.

The site comprises a redundant area of amenity grassland that was formerly a bowling green. The bowling green is surrounded by buildings and viewing stands. Three buildings are present on site surrounding the bowling green. The site is bound by a brick wall along the south and metal railing fencing along the north and eastern site boundaries. Unmanaged amenity grassland is present towards the north of the site. A small patch of broadleaved woodland lies to the west of the site and is separated from the rest of the site by a brick wall and is encased by fencing on all other site boundaries. Scattered trees are present towards the north on the site. Hardstanding is present throughout the site and has become encroached with tall ruderal vegetation and scattered scrub along the eastern site boundary. Club Street leads up from the south to a small car park that adjacent to the southern elevation of the bowling green club building.

Our client seeks planning consent to redevelop the site for residential dwellings that will comprise 26 units.

2.0 Objectives

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search;
- Identify designated sites within 2km of the site;
- Review protected species records within 2km of the site;
- Map the habitats within the site using JNCC (2010) methods;
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site;
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current wildlife legislation.

3.0 Survey Methods

The Preliminary Ecological Appraisal involved the collection and review of data from a desk study and field survey along with assessment of the value of the habitats following CIEEM guidelines.

3.1 Desk Study

A review of the designated sites and habitats within 2km of the site has been undertaken in June 2021 and February 2022, using the Multi-Agency Geographic Information for the Countryside (MAGIC) and the Natural England websites.

A review of UK and Local priority species and habitats known to occur within 2km of the site has been undertaken in June 2021 and February 2022; using the Multi-Agency Geographic Information for the Countryside (MAGIC) and local records from Greater Manchester Ecology Unit (Appendix 5).

3.2 Field Survey

A walkover survey of the site was conducted on 5th July 2021 and on 7th February 2022 by Lizzie Atkinson when the habitat types and features of ecological interest were identified and mapped in compliance with the Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit (*JNCC, 2010*). The survey methods involve the recording and mapping of all habitat types and ecological features present on site, including the identification of the main species present and examination of the potential for any protected species. Habitats were mapped and target notes made for any interesting features.

The surveys particularly focused on the following species and habitat features:

- Mammals (badgers and bats);
- Birds;
- Amphibians and reptiles;
- Invertebrates;
- Hedgerows and boundaries;
- Invasive plant species; and
- Plant communities and trees.

Weather conditions during the survey on 5th July 2021 were warm (16ºC), overcast (7/8 cloud cover) with a F1 (Beaufort Scale) light air and light rain, therefore appropriate for this type of survey.

Weather conditions for the site visit made on 7th February 2022 were mild (9ºC), overcast (6/8 cloud cover) with a F1 (Beaufort Scale) light air and dry, therefore appropriate for this type of survey.

3.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using table 4.1 page 35 within the Bat Conservation Trust Guidelines (Collins, 2016).

Preliminary Ecological Appraisal for Bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low** to **high**. Commuting and foraging habitat valued as **moderate** or above may need further survey effort if lost to the proposals.

Preliminary Roost Assessment Trees

All trees were inspected for Potential Roost Features (PRFs). Features searched for included: Natural or woodpecker holes, cracks/splits in major limbs, loose bark, hollows/cavities, dense epicormic growth, bird and bat boxes. Where such features were found, they were investigated for scratches or staining, bat droppings and smoothing of surfaces around entry points. Trees assigned a suitability of **moderate** or above may require further inspection if they are to be lost to the development.

Internal/External Inspection of the Building

A partial daytime internal and full external inspection of the buildings was carried out during the survey by a suitably experienced ecologist. The buildings were searched externally looking for signs of bats, including staining on barge boards, soffits and more commonly droppings on flat surfaces i.e. window ledges that would indicate potential roosting sites. Possible bat access points such as loose tiles, cracks and crevices or crawl spaces beneath and/or behind roofing materials such as roofing felt, panelling, soffits and tiles were identified and checked for signs of use by bats, for example droppings, scratch marks and staining.

The building was categorised as per Table 4.1 (below). Buildings assigned a suitability of **Low** or above may require further inspection if they are to be lost to the development.

Table 4.1: Guidelines for assessing Potential Roost Features (PRFs), commuting and foraging habitat within a proposed development site. Guidelines taken from table 4.1 page 35 of the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016).

Suitability	Roosting Habitats	Commuting and Foraging Habitats
Negligible	*Negligible habitat features on site likely to be used by roosting bats.*	*Negligible habitat features on site likely to be used by commuting or foraging bats.*
Low	*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 [a] 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 [b]).* *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. [c]*	*Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.* *Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.*
Moderate	*A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[a] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).*	*Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.* *Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.*
High	*A structure 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 [a] and surrounding habitat.*	*Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.* *High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.* *Site is close to and connected to known roosts.*

[a] For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

[b] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

[c] This system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI,2015).

3.4 Bat Emergence/Re-entry Survey Methods

Following a daytime inspection of trees, as well as external and partial internal inspection of buildings, dusk emergence surveys were carried out on 4th August 2021 and 11th August 2021. The dusk emergence surveys commenced at least 15 minutes before sunset and continued until 1 hour and 30 minutes after sunset. A dawn re-entry survey was carried out on 16th September 2021. The dawn re-entry survey commenced 1 hour and 43 minutes before sunrise and finished at 15 minutes after sunrise.

During the surveys, the surveyors were strategically positioned around the buildings and trees, focusing on areas where potential access points had been identified during the phase one habitat survey and building inspection to observe any bats leaving or entering a roost. Surveyors also recorded general bat activity whilst on the site during the survey. Surveyor locations and observed bat passes are marked on drawings *P.1503.21.02, P.1503.21.03* and *P.1503.21.04* in Appendix 1. Bat survey tables are displayed in Appendix 6. The time, location and where possible, the direction of flight, species and behaviour of bats (i.e commuting, foraging and social calling) are detailed within the report.

During the surveys all surveyors were equipped with Peersonic RPA3 detectors. The weather conditions during the survey are detailed within 3.1 below.

Table 3.1: Weather conditions

Date	Temperature (°C)	Cloud cover ($^0/_8$)	Wind (Beaufort Scale)	Precipitation
4th August 2021 (start of the survey)	18	$^1/_8$	F0	Dry
4th August 2021 (end of the survey)	17	$^1/_8$	F0	Dry
11th August 2021 (start of the survey)	17	8/8	F1	Dry
11th August 2021 (end of the survey)	16	8/8	F2	Light rain
16th September 2021 (start of the survey)	13	6/8	F0	Dry
16th September 2021 (end of the survey)	14	8/8	F0	Dry

During the survey, the following details were noted:

- Weather and temperature;
- Time bat detected / seen and if they emerged from or entered the building;
- Frequency at which the bat was detected;
- Location of bats and if they were foraging and commuting;
- Direction of flight; and
- Number and species of bats present

3.5 Badger Survey Methods

The site was searched for setts and badger field signs including foraging areas, latrines and tracks. Attention was paid to the presence of the following field signs:

- Setts: single holes or a series of holes likely to be interconnected underground;
- Latrines: badgers usually deposit faeces in excavated pits;
- Paths and footprints;
- Scratching posts: at the base of trees;
- Snuffle holes: areas where badgers have searched for insects;
- Day nest: bundles of vegetation where badgers may sleep above ground; and
- Traces of hair.

3.6 Evaluation

Habitats and species on the site were evaluated following the '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* 2018. A geographical frame of reference is assigned to each habitat and species, with International Value being most important, then National, Regional, County, District, Local and lastly, within the immediate Zone of Influence (ZoI) of the proposals only.

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as SSSIs. For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Although we cannot assess the survey findings fully in relation to the draft Environment Bill and Biodiversity Metric, as they are subject to change, the recommendations detailed within this report aim to meet requirements of the Environment Bill and Biodiversity Metric as far as possible at this stage.

3.7 Limitations

The initial site visit was undertaken in 5th July 2021. This is within the optimal time of year for ground level tree inspections and phase 1 habitat surveys, sufficient vegetation was present to enable habitat identification. It is not considered a limit to the conclusions of the report based on the habitats found within the site and the works proposed.

The site visited conducted on 7th February 2022 was conducted within the sub-optimal time of year for phase one habitat surveys. However, sufficient vegetation was present to enable habitat identification. It is not considered a limitation within this report.

The small patch of woodland to the west of the site had been subject to partial site clearance. Felled trees remained within the habitat and could be inspected for any bat roost features.

The absence of biological records does not necessarily mean the absence of species. This has been taken into account within the report conclusions.

Only two of the buildings were partially internally examined due to access. This limitation has been taken into account within this report.

During the nocturnal bat surveys in 2021, security lights were switched on during the surveys. This light spill may have had an impact on bat activity recorded during the surveys. This limitation has been taken into account within the conclusions of this report.

4.0 Survey Results

4.1 Desk Study

One statutory site and six non-statutory sites were identified within a 2km radius of the proposed development site.

The following statutory site was identified within the vicinity of the proposals (with approximate distance and direction from the site):

- Clayton Vale Local Nature Reserve (LNR), 1.8km north-west.

The following non-statutory sites were identified within the vicinity of the proposals (with approximate distance and direction from the site):

- Ashton Canal West Site of Biological Importance (SBI), 1km north-west;
- Ashton Canal East SBI, 1.1km north-east;
- Medlock Vale and Lumb Clough South SBI, 1.7km north;
- Grassland opposite Kings Road Farm SBI, 680m south-east;
- Ponds at Denton Golf Course SBI, 1.4km south-east; and
- Audenshaw reservoir SBI, 1.2km east.

The full designations for each site are listed within appendix 5.

The site does not lie within a Natural England SSSI Impact Risk Zone.

Following a review of records held by the GMLRC, several priority species that have the potential to occur within the vicinity of the proposed development have been identified. These include birds, bats, badger, hedgehog and amphibians. The species records are summarised below, and the detailed records held by GMLRC within 2km of the site are displayed within Appendix 5.

Birds

One thousand seven hundred and sixty-one records were returned for bird species within 2km of the site. Species present include black redstart, black-throated diver, common scoter, kingfisher, little ringed plover, peregrine, scaup, song thrush, starling, arctic skua, house sparrow, bewick's swan, black-tailed godwit, bullfinch, curlew and dunnock. All species recorded within 2km are displayed within Appendix 5. The closest record was for a house sparrow recorded in 2020 located approximately 400m east of the site close to residential dwellings.

Bats

One hundred and twenty-six records of bats were returned within 2km of the site. Species present include common pipistrelle, soprano pipistrelle, nathusius's pipistrelle, brown long-eared bat, daubenton's bat, whiskered bat and noctule. The closest record of bat sign was a pipistrelle species located approximately 270m east of the site within the woodland adjacent to Fairfield High School for Girls. The closest bat roost record was for a common pipistrelle roost located close to Delamere Park approximately 210m south-west of the site. The most recent record was in 2018 for an injured juvenile pipistrelle species located approximately 1km west of the site close to residential dwellings.

Amphibians

Sixty-seven records of amphibians were returned within 2km of the site, these records included sixty-eight for great crested newt (GCN) and one common toad. The closest record was for GCN, located approximately 740m east of the site in a pond within Fairfield Golf Course. The most recent record was in 2014 for a common toad located approximately 1km south of the site within an allotment site close to Gorton Upper Reservoir.

Reptiles

Two records of slow worm were returned within 2km of the site. Both records were from 2008 for one adult and one juvenile located approximately 1km north-east of the site within edge lane allotments.

Terrestrial mammals

Five records of badger setts and three other signs of badger were returned within 2km of the site. The most recent record was in 2014.

Two records for hedgehog were returned within 2km of the site. The most recent record was in 2018 for an individual located 1.6km east of the site within close to residential dwellings. The closest record was in 2012 for a deceased individual located approximately 1.km north from the site on a road.

One record of otter was returned within 2km of the site. The record was in 2019 for an individual located approximately 700m east of the site within Ashton Canal.

No European Protected Species Licence (EPSL) applications within 2km of the site since 2016 were identified using Magic Maps.

A list of key habitats is shown in table 5.1 below and a summary description of key habitats within the site is provided in Section 5.2. Notes on the presence or potential presence of protected species are provided in Section 5.3. The Phase 1 Habitat map can be found in Appendix 1. The Target Notes (TN) and lists of species recorded during survey are presented in Appendix 2.

4.2 Habitat Survey

The site comprises a redundant area of amenity grassland that was formerly a bowling green. The bowling green is surrounded by buildings and viewing stands. Three buildings are present on site surrounding the bowling green. The site is bound by a brick wall along the south and metal railing fencing along the north and eastern site boundaries. Unmanaged amenity grassland is present towards the north of the site. A small patch of broadleaved woodland lies to the west of the site and is separated from the rest of the site by a brick wall and is encased by fencing on all other site boundaries. Scattered trees are present towards the north on the site. Hardstanding is present throughout the site and has become encroached with tall ruderal vegetation and scattered scrub along the eastern site boundary. Club Street leads up from the south to a small car park that adjacent to the southern elevation of the bowling green club building. These habitats are presented on plan P.1503.21.01A (Appendix 1).

The site lies within Openshaw approximately four miles east of Manchester City Centre. Ashton Canal lies approximately 350m north of the site and the railway line that runs between The Fairfield and Gorton station lies approximately 350m south of the site. The surrounding land use is predominately residential dwellings with retails outlets. A school with a large green open space is present to the north-east of the site.

The habitat types identified within the site are detailed below and are displayed on drawing P.1503.21.01A *Phase One Habitat Survey* in Appendix 1 and on Photographs within Appendix 3. Species lists and target notes are displayed in Appendix 2.

Hard standing (J4)

Areas of hardstanding (tarmac and paving stones) are present throughout the site and Club Street leads up to the site from the south. The tarmacked areas are used as a path around the bowling green as well as a small carpark south of building B1. Areas of paving stones are present around the buildings and viewing shelters. The area of paving stone east of building B1 has become encroached will tall ruderal vegetation, short perennial vegetation and scattered scrub. Species present on this area of hardstanding include bramble, nettle, chickweed and herb robert. This habitat is displayed in photographs 1 and 7 within Appendix 3.

Buildings (J3.6)

Three buildings are present within the site. The buildings consist of a club house, a bungalow and a storage building. Undercover viewing platforms (TN2) are present around the bowling green. A small shed (TN3) is present adjacent to a viewing platform along the southern site boundary. The clubhouse is currently in use and in good decorative order. The bungalow is currently unoccupied and also in good decorative order. The buildings are detailed within section 4.3 below. The buildings are displayed within photographs 1-6 within Appendix 3.

Amenity grassland (J1.2)

A large square of amenity grassland, used as a bowling green, is present within the centre of the site. The grassland is intensively managed by mowing regularly. The grass sward height is approximately 5cm. Another area surrounding the bungalow is unmanaged with the sword height reaching approximately 1m in height in places. Species present include Red fescue, bent sp., annual meadow grass and yorkshire fog. Full species lists are detailed within Appendix 2. This habitat is shown in photographs 4-6 within Appendix 3.

Scattered scrub (A2.2)

Areas of mixed native species dense scrub is present throughout the site. Species present include bramble, with strands of common nettle and acer species. Areas of denser bramble scrub are present within the broadleaved woodland habitat. This habitat is displayed in photograph 21 within Appendix 3.

Felled woodland/bare ground (A4.1)

Bare ground is present within the woodland habitat from previous vegetation clearance and tree felling. Moss and ivy have begun to encroach the habitat. This habitat is shown in photograph 20 within Appendix 3.

Scattered trees (A3.1)

Scattered trees are present within the amenity grassland and scrub to the north of the site. Species present are predominantly sycamore, lime and horse chestnut. This habitat is displayed in photographs 4, 5, 6 and 8 within Appendix 3.

Tall ruderal (C3.1)

Tall ruderal vegetation is present along the eastern site boundary within the hardstanding habitat. Species present include bindweed, common nettle and thistle. Invasive species Japanese Knotweed has been identified within the tall ruderal habitat within the site (see TN1 on drawing P.1503.21.01). This habitat is displayed in photograph 7 and 9 within Appendix 3.

Broadleaved woodland (A1.1.1)

A small patch of broadleaved woodland is present towards the west of the site. The ground is predominately leaf litter with areas of moss and ivy. Bramble scrub is present within the understorey. Evidence of Japanese knotweed (TN1) is present throughout this habitat. Tree species present include silver birch, beech, goat willow, acer sp., and salix sp. Vegetation clearance has been undertaken within this habitat and piles of trees (TN5) and wood chippings (TN6) remain within the habitat. Bare ground is also present within the habitat where areas of vegetation clearance have occurred. Flying tipping (TN4) is present towards the west of this habitat. This habitat is displayed in photographs 11 and 19 within Appendix 3.

4.3 Preliminary bat roost assessment of buildings

Building 1-

Building B1 is former club house for the bowling green and is currently unoccupied. The building is two-storey and brick built, with a tiled, pitched roof. Metal shutters cover the windows on the western elevation. The building has single storey extensions to the north and south. The extension to the north has a corrugated, pitched roof. A covered viewing standing, with a metal corrugated roof, is present off the western elevation. Wooden facias and plastic guttering boards line the building. Externally, the brick work is in a good condition with some small gaps present in the mortar. Gaps are present between the fascia boards and the brick work all around the building. The fascia boards and guttering and broken in places. The roof has missing and slipped tiles, with areas of the ridge lines missing completely. Internally, the building is in good decorative and structural condition. Furniture and other decorative features are present inside the building. Building B1 is displayed within Photographs 1 -3 within Appendix 3.

The building was assessed to have **low** hibernation potential for crevice and void dwelling bats and **moderate** potential for day and maternity roosts for crevice dwelling bats and **moderate** potential for void dwelling bats. Overall, the building is classified as having **moderate** bat roosting potential.

Building 2-

Building B2 is a single-storey bungalow with a pitched, tiled roof. Double-glazed windows are present within the building. The external walls are pebble dash boards that are painted. Areas of the external walls are cracked and missing with areas of peeling paint. The roof is heavily lined with moss. Wooden fascia boards line the east and west elevations. Gaps are present between the fascia boards and the walls. Plastic guttering lines the building and is broken in some places. A chimney is present on the western end of the roof. The building is currently unoccupied but is in good decorative and structural condition internally. Building B2 is displayed within Photographs 5-6 within Appendix 3.

The building was assessed to have **low** hibernation potential for crevice and void dwelling bats and **moderate** potential for day and maternity roosts for crevice dwelling bats and **moderate** potential for void dwelling bats. Overall, the building is classified as having **moderate** bat roosting potential.

Building 3-

Building B3 is a small structure present west of the building. The roof is corrugated and pitched. The external walls are wooden boards. Gaps are present between the roof and the walls. Gaps are present between the wooden boards on the walls. This building was not inspected internally due to it being locked. Building B3 is displayed within Photograph 11 within Appendix 3.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **low** potential for day and maternity roosts for crevice dwelling bats and **low** potential for void dwelling bats. Overall, the building is classified as having **low** bat roosting potential.

Four viewing stands (TN2) are present surrounding the bowling green. The viewing shelters are of a flat roof construction and are composed of a mix of corrugated metal and plastic. The viewing stands are open and are primarily seating with a roof for cover. A small wooden shed (TN3) is present along the southern site boundary adjacent to one of the viewing stands. The shed was of a flat roof construction with only a few gaps present in between the wooden boards. Both the viewing stands and wooden shed were assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **negligible** potential for day and maternity roosts for crevice dwelling bats and **negligible** potential for void dwelling bats. Overall, the structures were classified as having **negligible** bat roosting potential.

4.4 Bat Emergence/Re-entry Survey

During the nocturnal surveys undertaken for the two trees and buildings B1, B2 and B3, the timings of the surveys are detailed below in table 4.2.

Table 4.2: Survey Timings

Date	Dusk/Dawn Time	Survey Start Time	Survey End Time
3rd August 2021	21.00	20.45	22.30
11th August 2021	20.46	20.30	22.16
16th September 2021	06.43	05.00	06.58

On 3rd August 2021 bat activity commenced at surveyor LA, located to the west of the tree located within the garden of B2, at 21.12 (12 minutes after sunset) with a common pipistrelle commuting east from the woodland west of the site. Intermittent common pipistrelle was recorded between 21.22 and 22.00. The bats were recorded foraging within the garden north of building B2. No further activity was recorded at the surveyor location.

Surveyor SC, located south of the tree situated between a viewing stand and building B3 along the northern boundary, activity commenced at 21.13 (13 minutes after sunset) with a commuting common pipistrelle. A single noctule pass that was heard but not seen was recorded at 21.22. Intermittent common pipistrelle foraging was recorded between 21.35 and 22.26. All foraging activity was heard but not seen. No further activity was recorded at the surveyor location.

At surveyor AS, located west of building B1, activity commenced at 21.22 (22 minutes after sunset) with a common pipistrelle foraging west of building B1. A soprano pipistrelle was heard but not seen foraging at 21.29 (29 minutes after sunset). Intermittent common pipistrelle foraging was recorded between 21.33 and 22.30. The foraging behaviour was recorded to the west of building B1 and was also seen but not heard. A noctule was heard but not seen foraging at 22.17 (1 hour and 17 minutes after sunset). No further activity was recorded at the surveyor location.

At surveyor MS, located south of building B1, activity commenced at 21.21 (21 minutes after sunset) with a common pipistrelle foraging to the west of building B1. Intermittent common pipistrelle foraging was recorded between 21.27 and 22.25. The foraging activity was recorded to the west and east of building B1. No further activity was recorded at the surveyor location.

Surveyor JL, located east of building B1, activity commenced at 21.20 (20 minutes after sunset) with a common pipistrelle foraging east of building B1. Intermittent common pipistrelle foraging was recorded between 21.41 and 22.02. The foraging was recorded within the tall ruderal habitat east of building B1.

Activity ceased at 22.08 with a common pipistrelle pass that was heard but not seen. No further activity was recorded at the surveyor location.

All bats recorded by the surveyors during the emergence survey were common pipistrelle, soprano pipistrelle and noctule. No other species of bat were recorded. The bat activity concentrated to the east of the building B1 as well as within the north-western corner of the site. No bats were seen to emerge from building B1 or the two trees.

On 11th August 2021, activity commenced at surveyor AS, located on the north-western corner of building B2, at 21.00 (14 minutes after sunset) with a common pipistrelle foraging. Constant foraging activity was recorded between 21.00 and 21.06. The foraging behaviour occurred within the amenity grassland area north of building B2. Intermittent common pipistrelle foraging was recorded between 21.09 and 21.19. Activity ceased at 21.22 with a soprano pipistrelle briefly foraging. No further activity was recorded at the surveyor location.

At surveyor LA, located on the south-eastern corner of building B2, no bat activity was recorded.

All bats recorded by the surveyors during the emergence survey were common pipistrelle and soprano pipistrelle. No other species of bat were recorded. The bat activity concentrated to the north-western corner of the site. No bats were seen to emerge from building B2.

On 16th September 2021, activity commenced at 05.18 (1 hour 25 minutes prior to sunrise) by surveyor EB, located south-east of building B2 and south of the tree adjacent to B2, with a common pipistrelle pass. The pass was heard but not seen. Two soprano pipistrelle passes were recorded between 05.32 and 05.42, both were heard but not seen. Intermittent soprano pipistrelle was recorded east of the tree between 05.45 and 06.07. Activity ceased at 06.10 with a brief soprano pipistrelle pass that was heard but not seen. No further activity was recorded at the surveyor location.

At surveyor SC, located north-west of building B2, activity commenced at 05.18 (1 hour 25 minutes prior to sunrise) with the same common pipistrelle pass recorded by surveyor EB. Brief soprano pipistrelle foraging, that was heard but not seen, was recorded at 05.32. Two soprano pipistrelles passing south to west were recorded at 05.51 and 05.52. Intermittent soprano pipistrelle foraging, that was heard but not seen, was recorded between 06.07 and 06.33. No further activity was recorded at the surveyor location.

At surveyor AS, located east of building B1, activity commenced at 05.43 (1 hour prior to sunrise) with a common pipistrelle pass that was heard but not seen. Brief soprano pipistrelle foraging was recorded between 05.48 and 05.52. This behaviour was recorded by surveyor LA, located south of Building B3 and the tree adjacent. All activity was heard but not seen. No further activity was recorded at surveyor AS location.

At surveyor LA, activity commenced at 05.47 (56 minutes prior to sunrise) with a common pipistrelle briefly heard foraging. All activity ceased at 05.52 and no further activity was recorded at surveyor location.

At surveyor JL, located south of building B1, activity commenced at 05.18 (1 hour 25 minutes prior to sunrise) with a common pipistrelle pass that was heard but not seen. A second common pipistrelle pass was recorded at 05.34. The bat was flying east towards the woodland adjacent. No further activity was recorded at surveyor location.

At surveyor MF, located east of building B1, activity commenced at 05.34 (1 hour 9 minutes prior to sunrise) with a brown long eared bat pass that was heard but not seen. A further two brown long eared

bats were recorded passing. All activity was heard but not seen. No further activity was recorded at the surveyor location.

All bats recorded by the surveyors during the re-entry survey were common pipistrelle, soprano pipistrelle and brown long eared bats. No other species of bat were recorded. The bat activity concentrated to the north-western corner of the site. No bats were seen to enter buildings B1, B2, B3 or the two trees.

4.5 Protected and Notable Species

Birds

The habitats within the site provide suitable foraging and nesting opportunities for bird species. These habitats include broadleaved woodland, scrub, scattered trees, unmanaged amenity grassland, tall ruderal vegetation and buildings. During the survey, magpie, crow and passerine species were identified within the site.

Records were returned for black-throated diver, common scoter, kingfisher, little ringed plover, scaup, arctic skua, bewick's swan, black-tailed godwit and curlew, however there is no suitable aquatic or wetland habitat for these species on site. The data also returned records for peregrine, however there is no suitable habitat for this species on site with more suitable, open terrain located north of the site.

Bats

The buildings on site offer **negligible** to **moderate** potential to support bat roosts as detailed above in section 4.3. Evidence of bats was not identified within the site during the survey. Overall, the buildings provide;

- Moderate potential – B1 and B2
- Low potential – B3
- Negligible potential – Viewing stands (TN2) and shed (TN3)

Following a ground level inspection of the trees, trees T5 (lime) and T8 (horse chestnut) (see Aboricultural Impact Assessment within Appendix 7) located within the scrub habitat along the northern site boundary had broken branches, knot holes and cracks in the bark. These two trees were assessed as having **moderate** bat roost potential. Two trees located within the amenity grassland behind the bungalow were ivy-clad with some broken branches. These trees were assessed as having a **low** bat roost potential. The identified features within the trees on site could provide access to roosting features and cavities within the trees. Trees T5 and T8 were surveyed in 2021 and no roosts were identified, confirming that bats were not using the trees to roost at the time.

The trees within the area of broadleaved woodland towards the west of the site, including the trees that had been felled, were assessed as having **negligible** bat roost potential as they were immature and did not possess any features that could support a bat roost.

The broadleaved woodland, scrub, unmanaged amenity grassland, tall ruderal vegetation and scattered trees within the site provide limited suitability for commuting and foraging bats. The site provides limited connectivity to the surrounding land use. The habitats on site were assessed to provide **low** suitability for

commuting and foraging bats with more suitable foraging and commuting habitat located north-east of the site. During the nocturnal bat surveys conducted in 2021, low levels of foraging and commuting activity was recorded within the site. A surveyor was located adjacent to the area of woodland towards the west of the site during all surveys. Low levels of foraging and commuting activity was recorded at the location adjacent to the woodland during all three surveys.

Badger and other small mammals

The broadleaved woodland, scrub and unmanaged amenity grassland habitats within the site provide limited foraging and shelter habitat for badger and other small mammal species such as hedgehog. No evidence of badger or hedgehog was identified within the site during the survey. Due to the lack of appropriate habitat on site available and the fencing that surrounds the site, badgers do not require further consideration within this planning application and will not be discussed further within this report.

Amphibians

No ponds are present within the site. One pond located approximately 220m north-east, within Fairfield High School, has been identified on Magic Maps. No other ponds are present within 500m of the site as mapped on Magic Maps. It is considered that due to the lack of appropriate aquatic and terrestrial habitat available on and around the site, as well as the brick wall that surrounds the majority of the site, that amphibians will not be impacted by the proposals within the site. Amphibians do not require further consideration within this planning application and will not be discussed further within this report.

Reptiles

The habitats within the site do not offer suitability to support reptiles. Ecotones are not present within the site and the habitats are scattered across the site with no suitable connectivity. The habitats within the site are prone to high human disturbance. Reptiles do not require further consideration within this planning application and will not be discussed further within this report.

Invasive species

Non-native invasive species Japanese Knotweed (TN1) was identified within the broadleaved woodland, tall ruderal, scrub and amenity grassland habitats throughout the site. The locations of the Japanese Knotweed identified within the site are displayed on plan P.1503.21.01 within Appendix 1.

5.0 Evaluation and Recommendations

5.1 Designated Sites and Habitats

There are no non-statutory protected sites within the vicinity of the proposals and Clayton Vale Local Nature Reserve (LNR) is 1.8km from the site and in unlikely to be influenced by the proposals, due to the distance from the proposed site. It is considered that there will be no impact on the statutory site, Clayton Vale, as a result of the proposals. The site does not lie within a Natural England SSSI Impact Risk Zone.

Based on the results of the daytime survey buildings B1 and B2 were assessed as having **moderate** bat roost potential, B3 was assessed as having **low** bat roost potential and two trees were assessed as having **moderate** bat roost potential. The nocturnal surveys confirmed that buildings B1, B2, B3 and the two trees are not being used by bats during the time of the surveys. A low level of foraging and commuting common pipistrelle and soprano pipistrelle activity was recorded throughout the nocturnal surveys and a very low level of noctule and brown long eared bat commuting, and foraging activity was recorded.

As such, works to the buildings and tree removal can proceed without being detrimental to the maintenance of the local bat population at a favourable conservation status (i.e., the proposals meet the third test of the 'three test assessment' as outlined in the Habitats Regulations). Features on the buildings still have a potential for supporting bat roosts and bats are known to move roosts often. The trees that are proposed for loss to accommodate the proposals also still provide potential to support roosting bats and more features can present as the trees age. If works are not begun by September 2022, a further daytime assessment or nocturnal survey(s) may be required to confirm bats are using the site as a roost. If a bat roost is identified on the site and is likely to be affected by the development, an application to Natural England will need to be made with regards to acquiring a European Protected Species licence in order that the bat roost can be destroyed in the appropriate manner.

The habitats on site comprise hardstanding, broadleaved woodland, bare ground, amenity grassland, buildings, scattered scrub, scattered trees and tall ruderal. These habitats are considered to have an ecological value of **within the zone of influence** of the site or lower. The site contains no designated or priority habitats. Overall, the proposals are unlikely to adversely affect the ecological value of the area.

5.2 Protected and Notable Species

Birds

The scattered trees, woodland, unmanaged amenity grassland, tall ruderal, scrub and buildings provide suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance, pruning or building works should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. If vegetation clearance, pruning or building works cannot be undertaken outside of the breeding bird season, a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing. If an active birds' nest is identified a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

Bats

The habitats on site provide **low** suitability for commuting and foraging bats. The buildings on site were assessed to provide **negligible** to **moderate** potential for bats. The buildings were assessed as followed:

- **Negligible** potential- The viewing stands and shed
- **Low potential**- B3
- **Moderate potential** – B1 and B2

Two trees, located within the scrub habitat along the northern site boundary, were assessed as having moderate bat roost potential.

Following the nocturnal surveys for bats, no roosting bats were identified within buildings B1, B2, B3 and either of the trees (T5 and T8). Therefore, works can proceed without being detrimental to the location bat population.

Features on the buildings still have a potential for supporting bat roosts and bats are known to move roosts often. The trees that are proposed for loss to accommodate the proposals also still provide potential to support roosting bats and more features can present as the trees age. If works are not begun by September 2022, a further daytime assessment or nocturnal survey may be required to confirm bats are not using the building and trees as a roost.

Small mammals

The site provides habitat for hedgehog within the woodland, scrub, tree piles and unmanaged amenity grassland. These habitats are likely to be impacted by the proposals and therefore, it is recommended that a Hedgehog Reasonable Avoidance Measures (RAMS) is implemented during the works to avoid harm to this species. The RAMS should include:

- Construction materials stored on pallets so as not to create a hedgehog refuge area;
- Vegetation clearance applies to all habitats cleared in daytime air temperatures above 5°C. Works must be avoided in cold temperatures or if prior overnight temperatures have been less than 1°C;
- The cut materials is to be chipped and placed in discrete piles outside the working areas or removed from site;
- Existing tracks should be utilised for vehicle movements where possible;
- Existing refuge areas (scrub and tree piles should be removed by hand so hedgehog within are not harmed during their removal; and
- Throughout the works all trenches must be covered at night or ramps provided to prevent hedgehog from getting stuck.

To enable hedgehog continued use of the site it is advised that gaps of at least 13cm by 13cm are left under any new garden fences to enable hedgehog to roam freely within the area following development. If high board fencing is erected during development gaps are to be left under the fencing to allow hedgehog to roam across the site.

Invasive species

Japanese Knotweed has been identified within the site. To avoid the spread of these species within the site during site clearance it is recommended that an invasive species management plan is produced and adhered to during the works. It is recommended that the management plan details suitable management of these species, biosecurity measures and avoidance measures where possible.

5.3 Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

1. Provision of eight bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated within new buildings on site;
2. Provision of six bat features (e.g. Vivara Pro WoodStone Bat box or similar) attached to a retained or new tree on site or provision of a bat box (e.g. Vivara bat bricks or '*bird brick houses*' bat boxes) integrated within new buildings; and
3. Suitable landscaping incorporating species that provide a food or shelter resource to wildlife to include hawthorn, hazel, holly, blackthorn, field maple, dog rose and honeysuckle as hedgerow species and oak, alder, silver birch, crab apple, rowan and bird cherry as tree species together with implementing a relaxed mowing regime and establishing wildflowers in these areas.

6.0 Conclusions

The site was subject to an extended phase one habitat survey, a preliminary bat roost assessment of all buildings and trees as well as nocturnal bat surveys for buildings B1, B2, B3 and two trees. During the survey and following review of historical species records, is it considered that impact on birds, bats and hedgehog are likely to occur in relation to the proposals for the site. In summary the following recommendations have been made to avoid impact on these species:

- If works have not commenced by February 2023, an updated building/tree inspection and site walkover will be required to assess the habitats within the site and the buildings/trees for bat roost potential. Updated nocturnal surveys for bats may also be required;
- Vegetation clearance, pruning and building works to occur outside of the breeding bird season (March to August inclusive) or a nesting bird check to be undertaken by a suitably qualified ecologist prior to the works being undertaken;
- Implementation of hedgehog RAMS to avoid any harm to this species during the proposed works;
- Production of an invasive species method statement to avoid the spread of invasive species Japanese Knotweed into the wider landscape during the proposed works;
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings;
- Production of the Defra Metric Biodiversity Net Gain Calculations to minimise impacts on biodiversity and provide net gains in biodiversity; and
- Production of a Management Plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site.

It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within section 5.0 above are followed.

7.0 References

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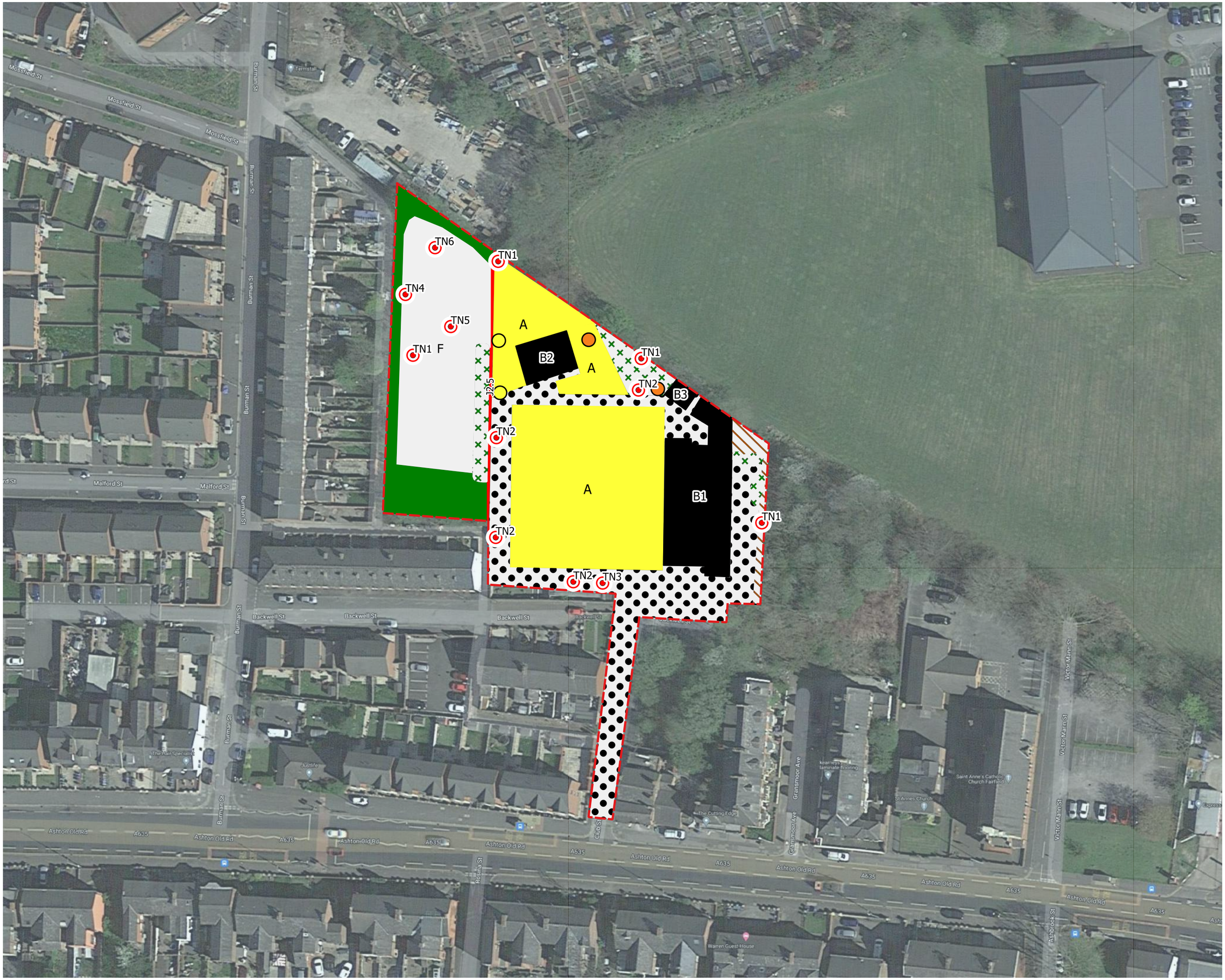
Appendix 1



KEY

- Survey area
- A1.1.1 - Broadleaved woodland
- A2.2 - Scrub
- C3.1 - Tall ruderal
- J3.6 - Buildings
- J4 - Hardstanding
- F A4.1 - Felled woodland
- A J1.2 - Amenity grassland
- Scattered tree - Moderate BRP
- Scattrered tree - Low BRP
- Target notes

TN1 - Japanese Knotweed
TN2 - Viewing stands
TN3 - Shed
TN4 - Fly tipping
TN5 - Tree piles
TN6 - Wood chippings

BRP-Bat roost potential

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CLIENT:
KMM Homes

PROJECT:
The Fairfield, Backwell Street

DRAWING TITLE:
Phase One Habitat Survey

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	LA	P.1503.21.01A
DATE: 08/02/2022	CHKD BY: LK	REV: -

KEY

- Survey area
- J3.6 - Buildings
- Scattered tree - Moderate BRP
- Surveyor Locations
- Flight lines 03.08.21

BRP-Bat roost potential

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DRAWING TITLE:
Bat Emergence Survey 03.08.21

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	LA	P.1503.21.02
DATE: 11/01/2022	CHKD BY: LK	REV: -

KEY

- Survey area
- J3.6 - Buildings
- Scattered tree - Moderate BRP
- Surveyor Locations
- Flight lines 11.08.21

BRP-Bat roost potential

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DRAWING TITLE:
Bat Emergence Survey 11.08.21

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	LA	P.1503.21.03
DATE: 11/01/2022	CHKD BY: LK	REV: -

KEY

- Survey area
- J3.6 - Buildings
- Scattered tree - Moderate BRP
- Surveyor Locations
- Flight lines 16.09.21

BRP-Bat roost potential

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PROJECT:
The Fairfield, Backwell Street

DRAWING TITLE:
Bat Re-entry Survey 16.09.21

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	LA	P.1503.21.04
DATE: 11/01/2022	CHKD BY: LK	REV: -

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Appendix 2

Species Lists and Target Notes

Table 1: Flora Species

English Name	Scientific Name
Ash	*Fraxinus excelsior*
Beech	*Fagus sylvatica*
Bindweed	*Convolvulus arvensis*
Bramble	*Rubus fruticosus agg*
Broadleaved dock	*Rumex obtusifolius*
Broadleaved plantain	*Plantago major*
Chickweed	*Stellaria media*
Cleavers	*Galium aparine*
Clover	*Trifolium repens*
Cock's-foot	*Dactylis glomerata*
Common daisy	*Bellis perennis*
Creeping bent-grass	*Agrostis stolonifera*
Creeping buttercup	*Ranunculus repens*
Creeping thistle	*Cirsium arvense*
Dandelion	*Taraxacum officinale*
Elm	*Ulmus*
Goat willow	*Salix caprea*
Herb robert	*Geranium robertianum*
Holly	*Ilex aquifolium*
Horse chestnut	*Aesculus hippocastanum*
Ivy	*Hedera helix*
Japanese knotweed *	*Fallopia japonica*
Lime	*Tilia*
Meadow grass	*Poa sp.*
Moss	*Bryophyta*
Perennial ryegrass	*Lolium perenne*
Red deadnettle	*Lamium purpureum*
Red fescue	*Festuca rubra*
Ribwort plantain	*Plantago lanceolata*
Stinging nettle	*Urtica dioica*
Sycamore	*Acer pseudoplatanus*
Timothy	*Phleum pratense*
Tufted hair grass	*Deschampsia cespitosa*
Yorkshire fog	*Holcus lanatus*

*** invasive species**

Table 2: Target Notes

Target Note Number	Description
TN1	Japanese Knotweed
TN2	Viewing Stands
TN3	Shed
TN4	Fly tipping
TN5	Tree piles
TN6	Wood chippings

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Appendix 3

Photographs

Table 3: Photographs of the site

Photograph 1: Club house building (July 2021)	Photograph 2: Roof of the club house (July 2021)
Photograph 3: Viewing platform off the western elevation of the club house (July 2021)	Photograph 4: Bowling green (July 2021)

Photograph 5: Managed bowling green amenity grassland with bungalow and viewing stands (July 2021)	Photograph 6: Bungalow and scattered tree (July 2021)
Photograph 7: Hardstanding area used as a carpark (July 2021)	Photograph 8: Scattered trees (July 2021)

Photograph 9: Japanese Knotweed (July 2021)	Photograph 10: Brick wall that surrounds the site (July 2021)
Photograph 11: Woodland to the west of the site (February 2022).	Photograph 12: Remaining trees in woodland. (February 2022).
Photograph 13: Felled trees. (February 2022).	Photograph 14: Wood chippings. (February 2022).

Photograph 15: Fly tipping. (February 2022).	Photograph 16: Fly tipping. (February 2022).
Photograph 17: Remaining trees towards south. (February 2022).	Photograph 18: Woodland west of the site. (February 2022).
Photograph 19: Japanese knotweed. (February 2022).	Photograph 20: Bare ground. (February 2022).

Photograph 21: Bramble scrub. (February 2022).	Photograph 22: Storage building that lies adjacent to the club house. (July 2021)

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Appendix 4

Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive);
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CRoW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The UK legislation is due to be updated, with the publication of The Environment (Principles and Governance) Bill, which is due to be passed through parliament in the 2020. The draft Environment Bill sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The Defra Biodiversity Metric is being implemented to work alongside the Environment Bill. This tool calculates potential biodiversity impacts as a result of development and identifies mitigation and compensation requirements to ensure no net loss of biodiversity. In addition, it identifies measures that can be implemented in order to meet Biodiversity gain as a result of development. Defra released a beta version of the biodiversity metric in July 2019. This metric is likely to be the default metric used by councils once the Environment Bill comes into force.

The National Planning Policy Framework (NPPF) 2021 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 '*Conserving and enhancing the natural environment*'. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future

pressures. Further guidance is provided within Government Circular *06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System*.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up to date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAP) and Species Action Plans (SAP) and there are also "grouped action plans" for groups of related species with similar conservation requirements. The LBAP relating to this Site is the Greater Manchester Biodiversity Action Plan.

Badgers

The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992.

Under the Protection of Badgers Act 1992 it is an offence *inter alia* to:

- Wilfully kill, injure or take a badger, or to attempt to do so;
- Cruelly ill-treat a badger; or
- Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett.

The Badger Act 1992 defines a badger's sett as "*any structure or place which displays signs indicating current use by a badger*"

Natural England can issue licences to enable works to continue that may affect a protected species. In relation to disturbance of badgers, Natural England (2009) gives guidelines on disturbance which will require a licence. These includes: "*using very heavy machinery (generally tracked vehicles) within 30 metres of any entrance to an active sett; using lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres; light work such as hand digging or scrub clearance within 10 metres. There are some activities which may cause disturbance at greater distances (such as using explosives or pile driving) and these should be given individual consideration.*"

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation as summarised on pages 8 and 9 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016) it is a criminal offence to:

"To kill, capture, injure or take a wild bat;

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidently. No element of intentional, reckless or deliberate action needs to be evidenced;*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*

- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild."*

Breeding Birds

Breeding Birds are protected under the Wildlife and Countryside Act which make it an offence to:

- *intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.*

Great Crested Newt

The great crested newt (*Triturus cristatus*) is fully protected under the Wildlife and Countryside Act, 1981 (as amended) and the Habitats Regulations, 2017. It is also a Species of Principal Importance. The legislation makes it an offence to:

- *Deliberately (or intentionally) kill, injure or capture (or take) a great crested newt, or great crested newt egg or eft;*
- *Deliberately (intentionally) damage or destroy any breeding site or resting place (i.e. pond, refuge, hibernaculum);*
- *Deliberately or recklessly obstruct access to any breeding site or resting place;*
- *Deliberately, intentionally or recklessly disturb a great crested newt, in particular disturbance which is likely to:*
    - *impair the ability of the great crested newt to survive, breed, reproduce, or to rear or nurture young;*
    - *impair the ability of the great crested newt to hibernate or migrate; or significantly affect the local distribution or abundance of great crested newts*

Invasive Species

It is an offence under Section 14(2) of the Wildlife and Countryside Act 1981 to '*plant or otherwise cause to grow*' in the wild any plant in Schedule 9 Part II.

Invertebrates

The site's suitability for supporting invertebrates was assessed during the site visit. This included making note of key plant species that could be used by notable invertebrates, together with incidental invertebrates recorded on the day.

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

Local Policy

The site lies within Manchester and is covered by Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012) and extant policies within the Unitary Development Plan. The policy of relevance is EN 15 within the Core Strategy document.

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Appendix 5

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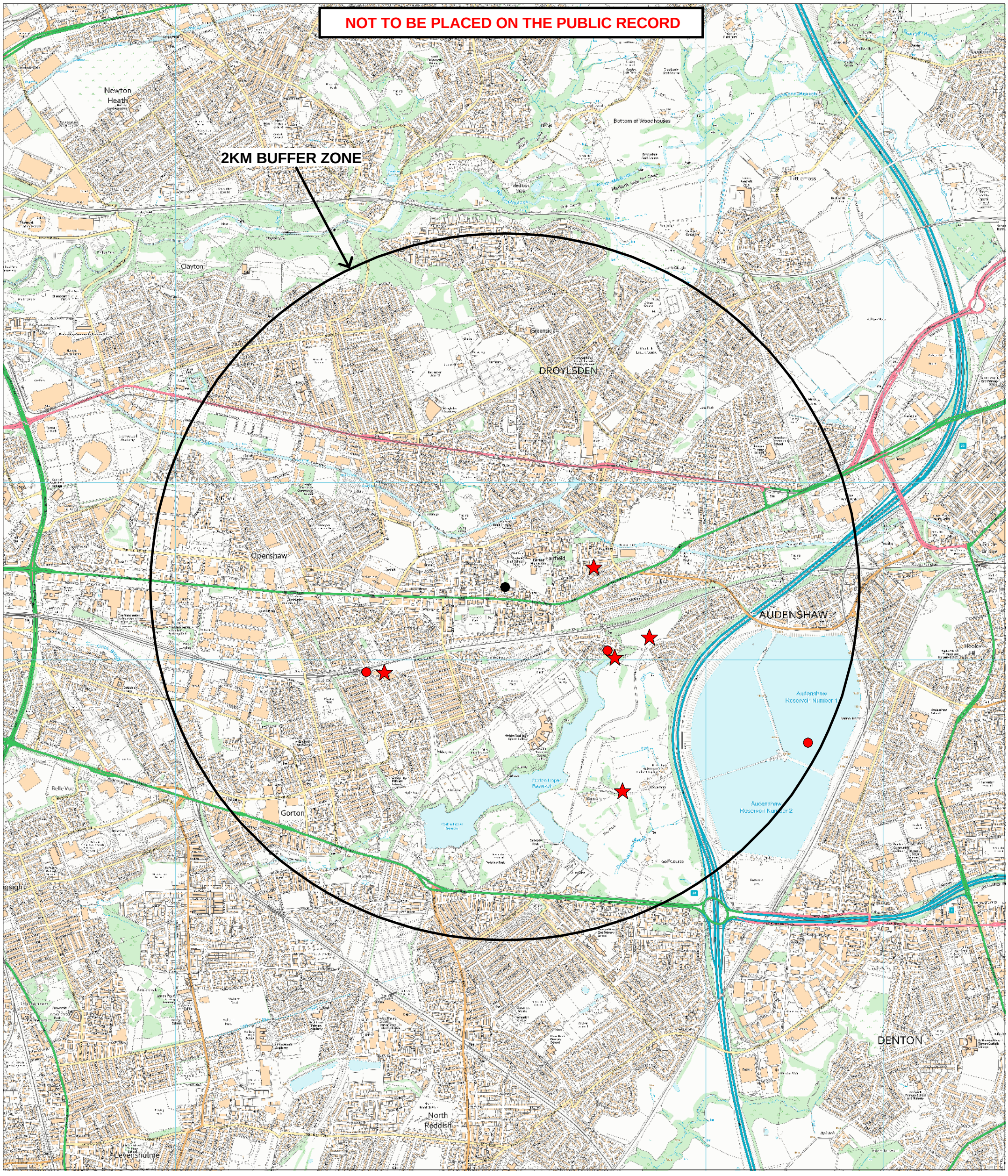

KEY

BADGERS

★ **SETTS**

● **OTHER SIGNS**

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 8986 9741
THE FAIRFIELD - MAP 3
CONFIDENTIAL

SCALE 1:20,000

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Greater Manchester Ecology Unit

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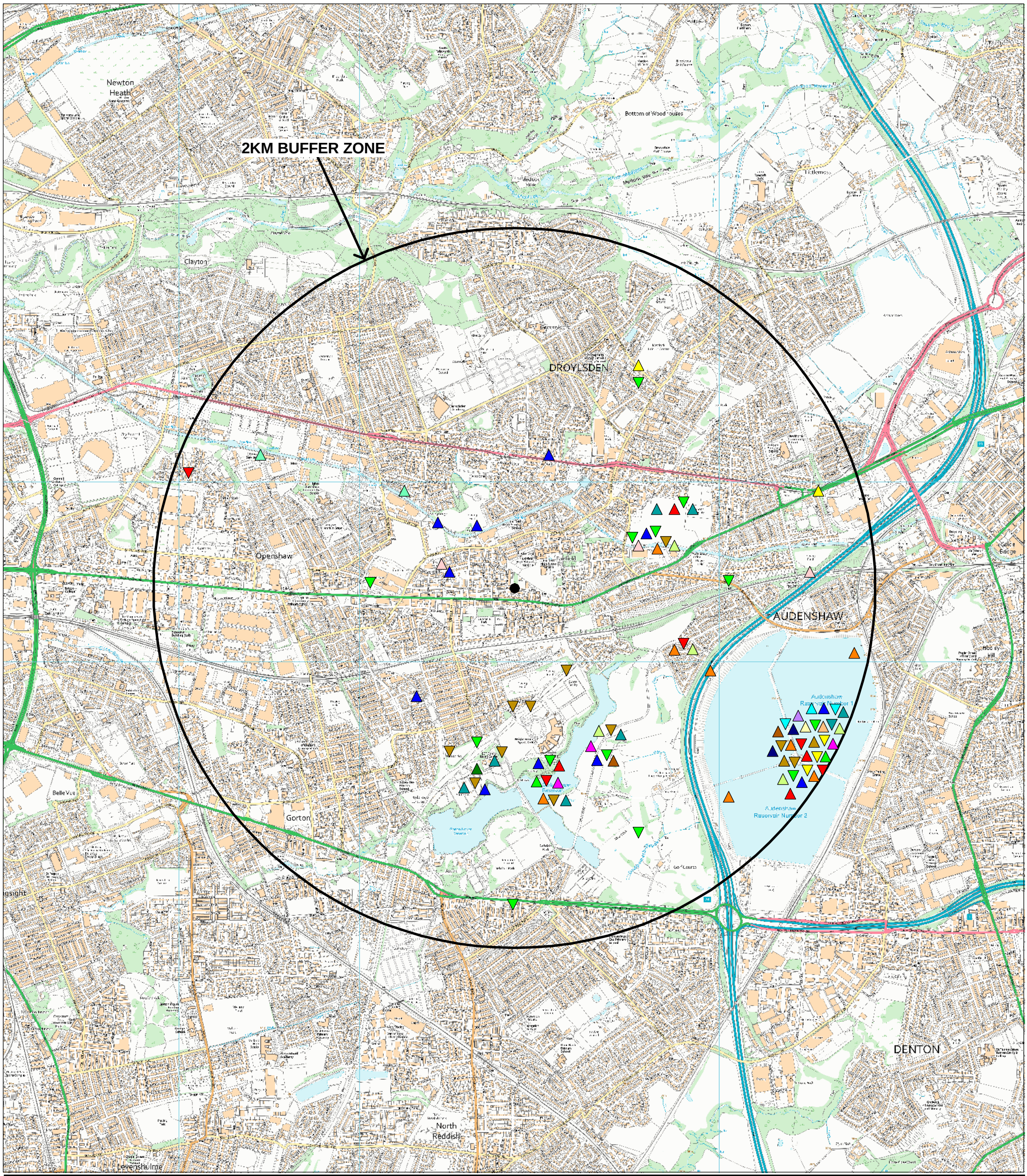

KEY

SECTION 41 SPECIES

- ARCTIC SKUA
- BEWICK'S SWAN
- BLACK-TAILED GODWIT
- BULLFINCH
- COMMON TOAD
- CURLEW
- DUNNOCK
- GRS-WRK PONDWEED
- GR.HOPPER WARBLER
- GREY PARTRIDGE
- HEDGEHOG
- HERRING GULL
- HOUSE SPARROW
- LAPWING
- LESSER REDPOLL
- LINNET
- REED BUNTING
- S41 MOTH
- SKYLARK
- SONG THRUSH
- STARLING
- TREE SPARROW
- TWITE
- YELLOW WAGTAIL

GREATER MANCHESTER ECOLOGY UNIT
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THE FAIRFIELD - MAP 4

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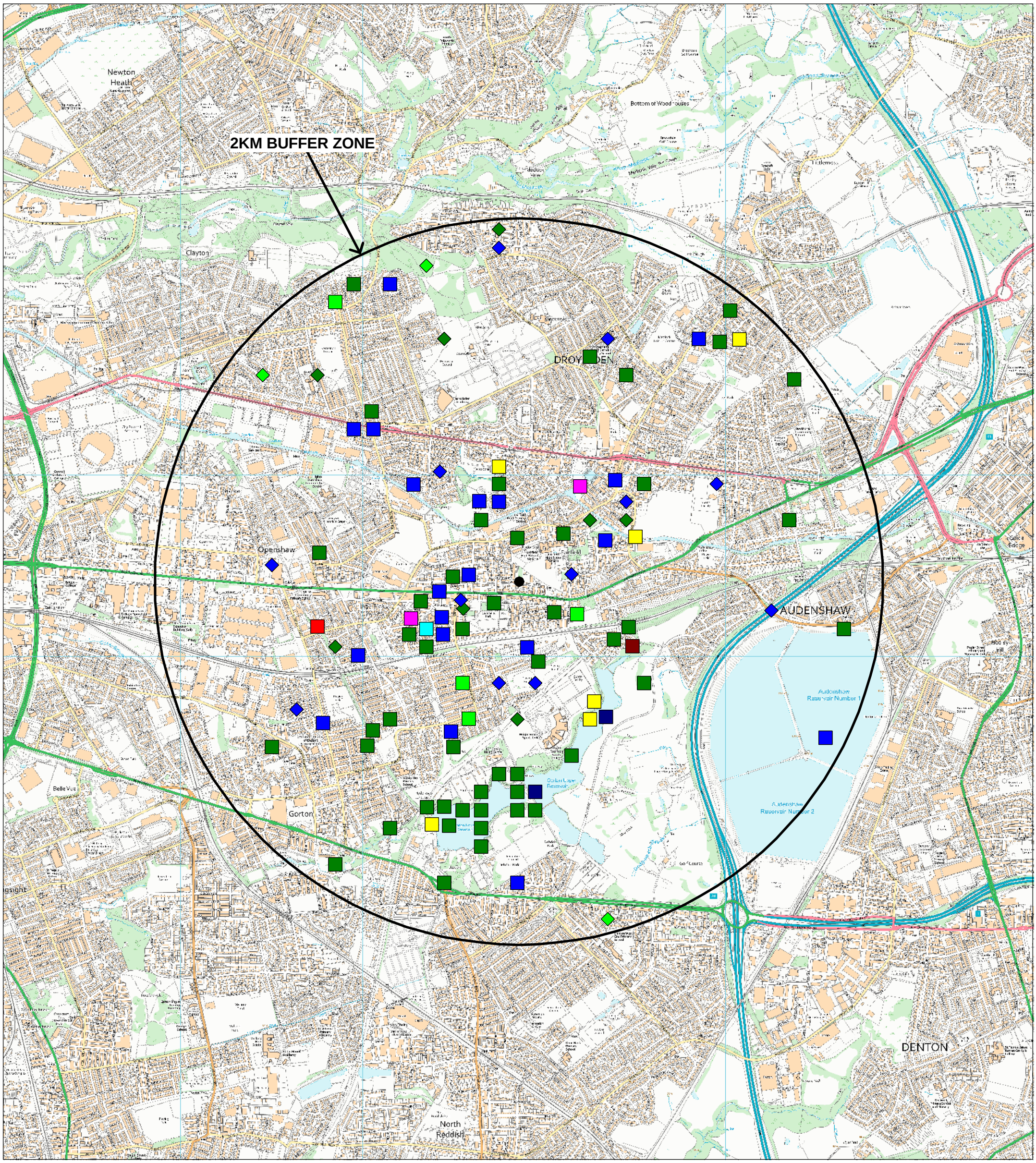

KEY

BAT ROOSTS

- BAT SP
- COMMON PIPISTRELLE
- PIPISTRELLE SP

BATS OTHER SIGNS

- BAT SP
- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- NATHUSIUS'S PIPISTRELLE
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE
- WHISKERED BAT

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 8986 9741
THE FAIRFIELD - MAP 4

SCALE 1:20,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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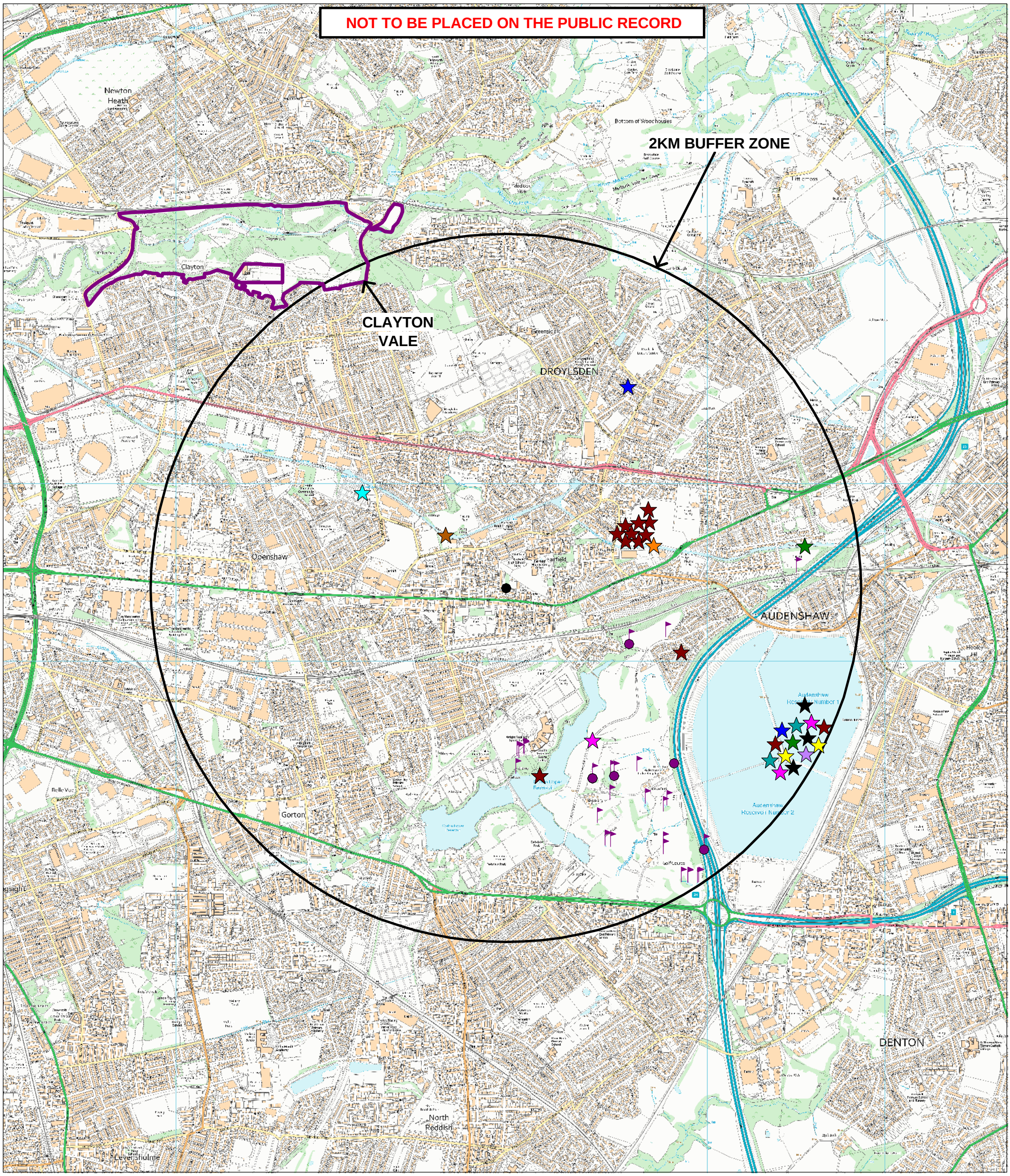

KEY

SITES

LOCAL NATURE RESERVES

PROTECTED SPECIES

- GREAT CRESTED NEWT
- GC NEWT ABSENCE
- BLACK REDSTART
- BLACK-THROATED DIVER
- COMMON SCOTER
- EUROPEAN OTTER
- FLOATING WTR-PLNTN
- HOBBY
- KINGFISHER
- LITTLE RNGD PLOVER
- PEREGRINE
- SCAUP
- SLOW-WORM

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THE FAIRFIELD - MAP 2

SCALE 1:20,000

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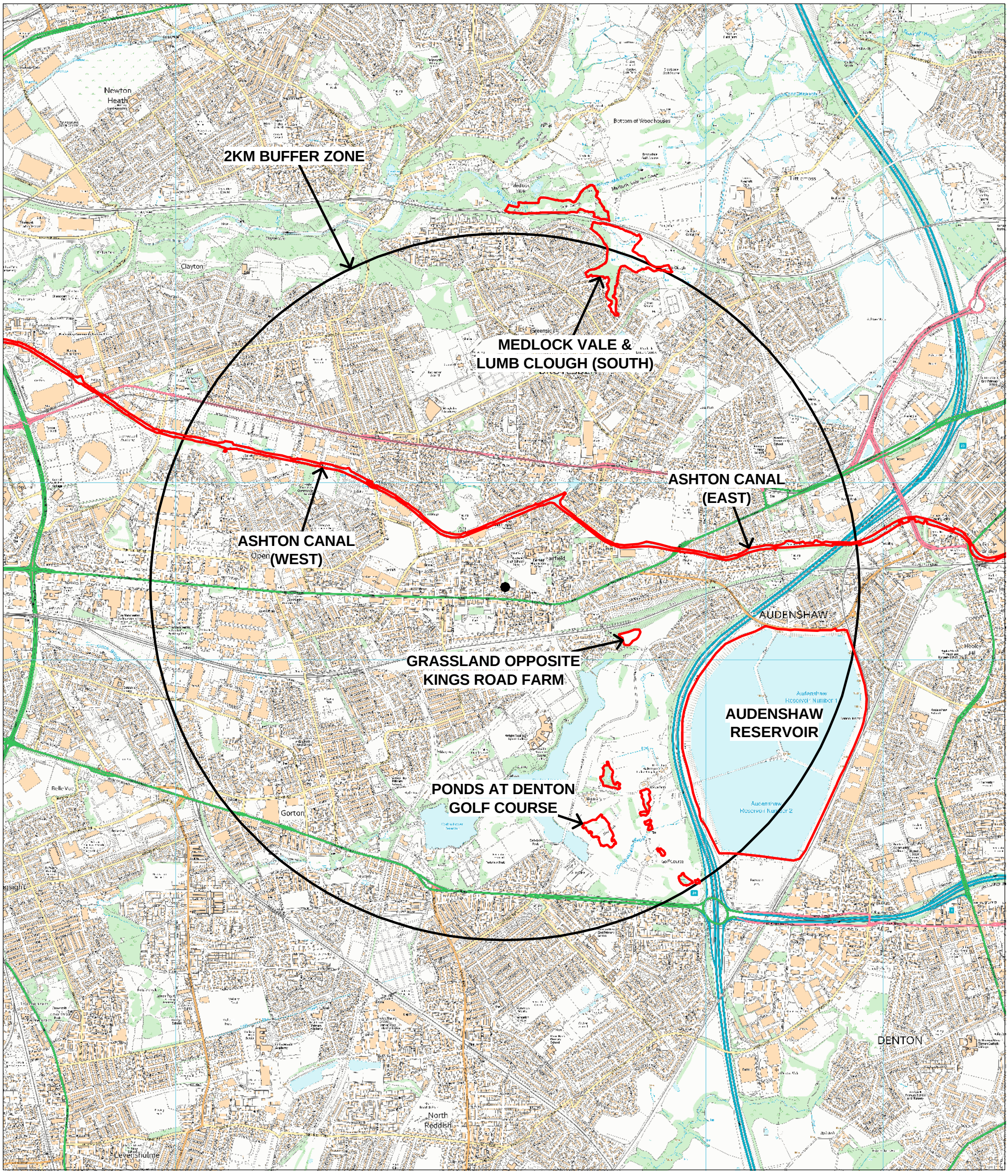

GREATER MANCHESTER ECOLOGY UNIT
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THE FAIRFIELD - MAP 1

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KEY

SITE OF BIOLOGICAL IMPORTANCE

SBI BOUNDARY

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Appendix 6

Lead Surveyor Bat Survey Form

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e name/number: The Fairfield

lding/tree reference:

rveyor names: LA, JL, SC, AS, MS

eck list:

- lead surveyor details filled in
- rth arrow marked on map
- awing/map named & dated
- veyor positions marked on drawing

Name: LA

Date: 3/8/21

Detector: AS

Dawn / Dusk (Dusk circled)

Sunset/sunrise time: 21 00

Survey start time: 20 45

Survey end time: 22 30

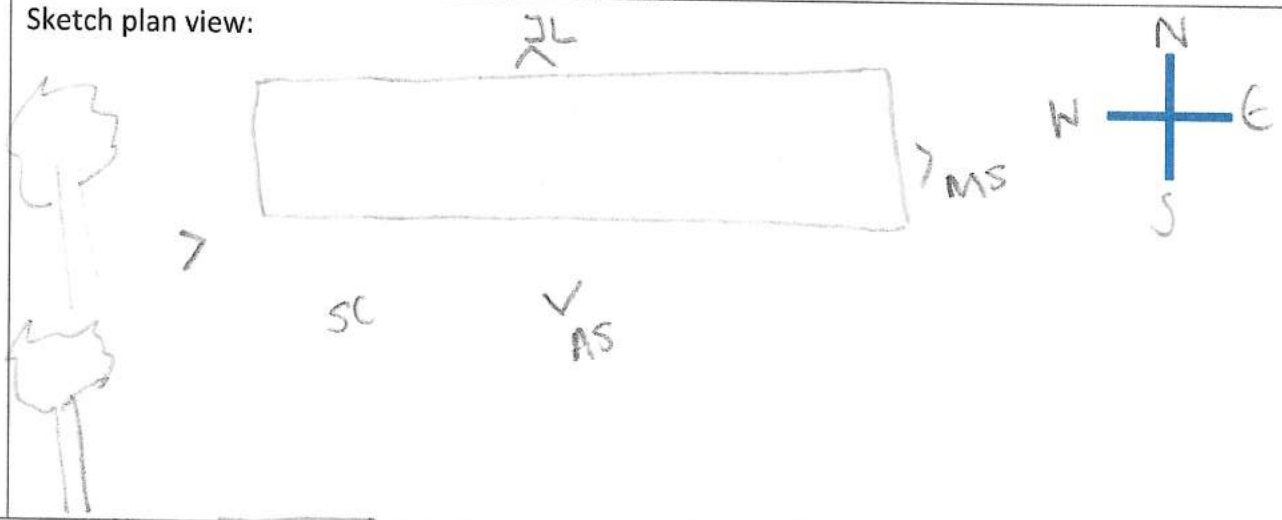
Weather:

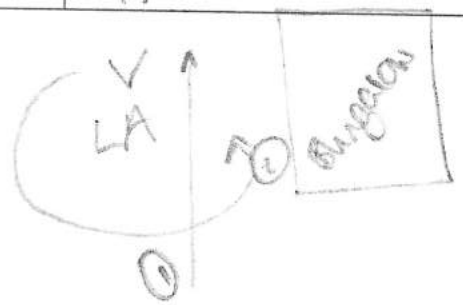
	Start	End
Wind:	F0	F0
Temperature:	17	16
Precipitation:	None	None
Cloud cover:	1/8	0/8

tes/ site information (limitations, access ues, lighting etc.)

nmental lights

Sketch plan view:





ne	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
12	CP	commute from wetland	1	1					
22	CP	foraging	2	2					
29	CP	foraging	2	1					
32	CP	foraging	2	1					
33	CP	Foraging	2	1					
39	CP	foraging	2	1					
145	CP	foraging	2	1					
40	CP	foraging	2	1					

Bat Survey Form (Non-Lead Surveyor)

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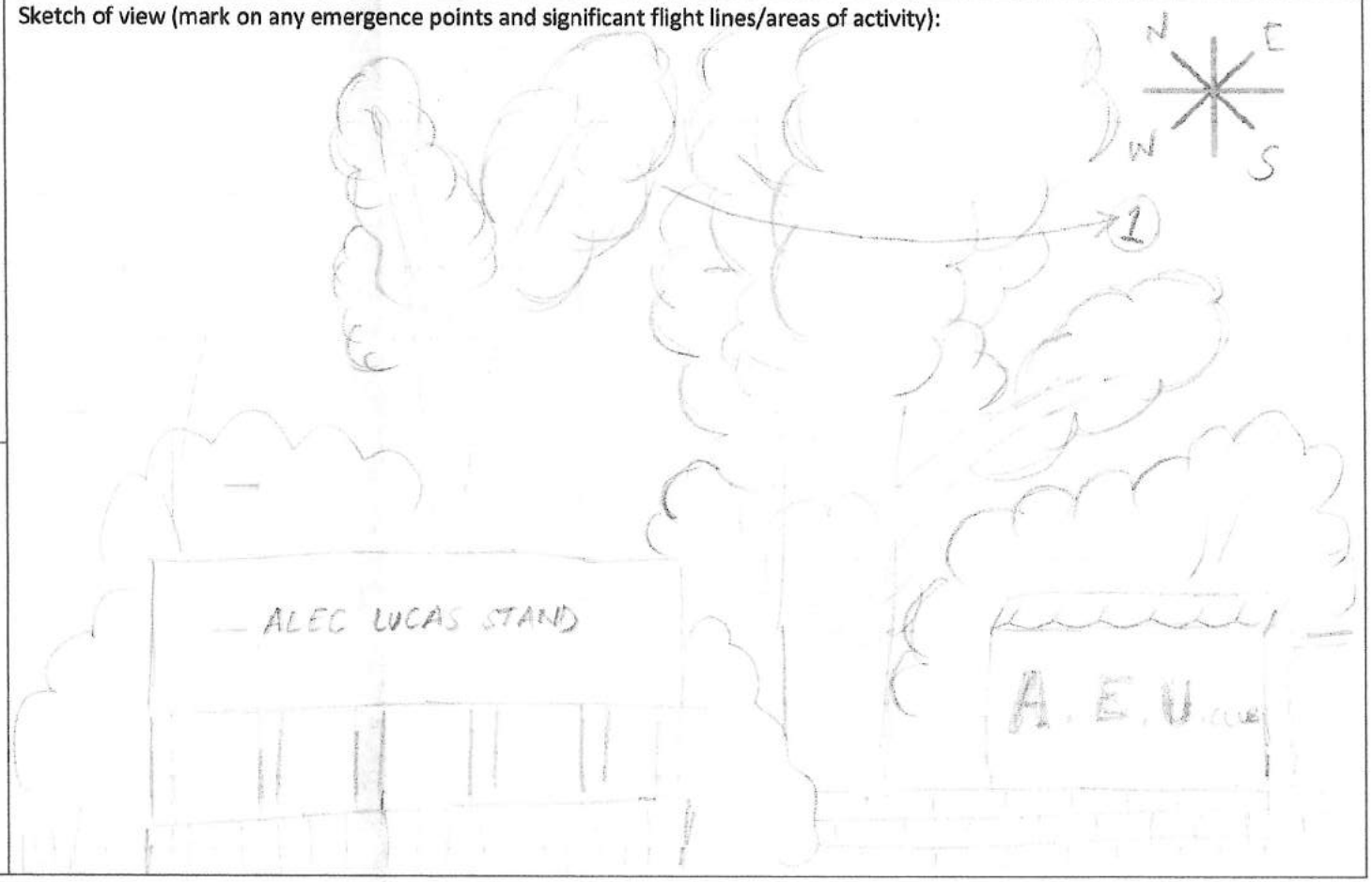
Site name/number:	Surveyor name: Sophie Survey leader? Yes/No	Date: 3·8·21 Detector type: Peersonic B4	Surrounding habitat:
Fairfield, Backwell Street			open field, low buildings, trees + bushes

Surveyors checklist:

- ✓ Completed all information at top of form
- ✓ Drawn viewpoint/marked any emergence
- ✓ Added north arrow to compass
- ✓ Photo of viewpoint taken at start of survey
- ✓ Recorded observations and completed summary

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Summary:

Emergence/Re-entry (Circle): Yes (No)
(If yes state number and species)

Overall activity levels:

- Very low
- (Low)
- Medium
- High
- Constant

Social calling (Circle): Yes (No)

Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
21.13	CP	Travelling	1	1					
21.22	NOC?	HNS - 25kHz	—	1					
21.35	CP	HNS - 46kHz	—	1					
21.37	SP?	HNS - 54kHz	—	1					
21.38	CP	HNS - 48kHz	—	1					
21.39	CP	HNS - 46kHz	—	2					
21.44	CP	HNS - 45kHz	—	1					
21.53	CP	HNS - 45kHz	—	1					
22.01	CP	HNS - 46kHz	—	2					
22.07	CP	HNS - 46kHz	—	1					
22.26	CP	HNS - 46kHz	—	1					

HNS: Heard Not Seen

Bat Survey Form (Non-Lead Surveyor)

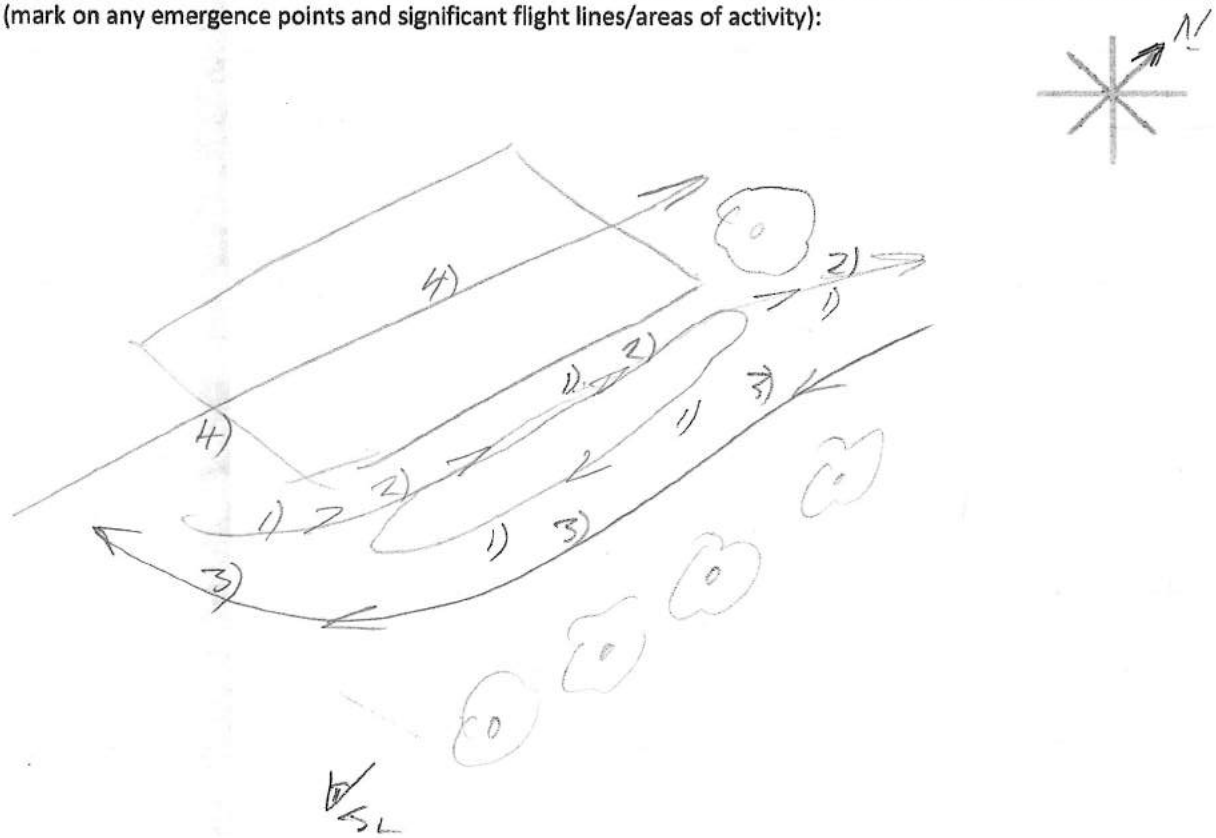
Ascerta

Site name/number:	Surveyor name: JOHN LINDSAY Survey leader? Yes/No	Date: 03/08/21 Detector type: Magenta Bat 5	Surrounding habitat:
Openshaw AEU Club			Scrub

Surveyors checklist:

- Completed all information at top of form
- Drawn viewpoint/marked any emergence
- Added north arrow to compass
- Photo of viewpoint taken at start of survey
- Recorded observations and completed summary

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Summary:

Emergence/Re-entry (Circle): Yes No
(If yes state number and species)

Overall activity levels:

- Very low
- Low
- Medium
- High
- Constant

Social calling (Circle): Yes No

Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
21:20,48	PiP	Feeding (4 mins)	1)	1					
21:41,10	()	Flew along the rear	2)	1					
21:50,49	()	one shortly after the	3)	2					
		First one							
22:02,28	()	Flew over the building	4)	1					

22:08,18 – Heard (P)
22:24,10 – ( ) ( ) ( )

Bat Survey Form (Non-Lead Surveyor)

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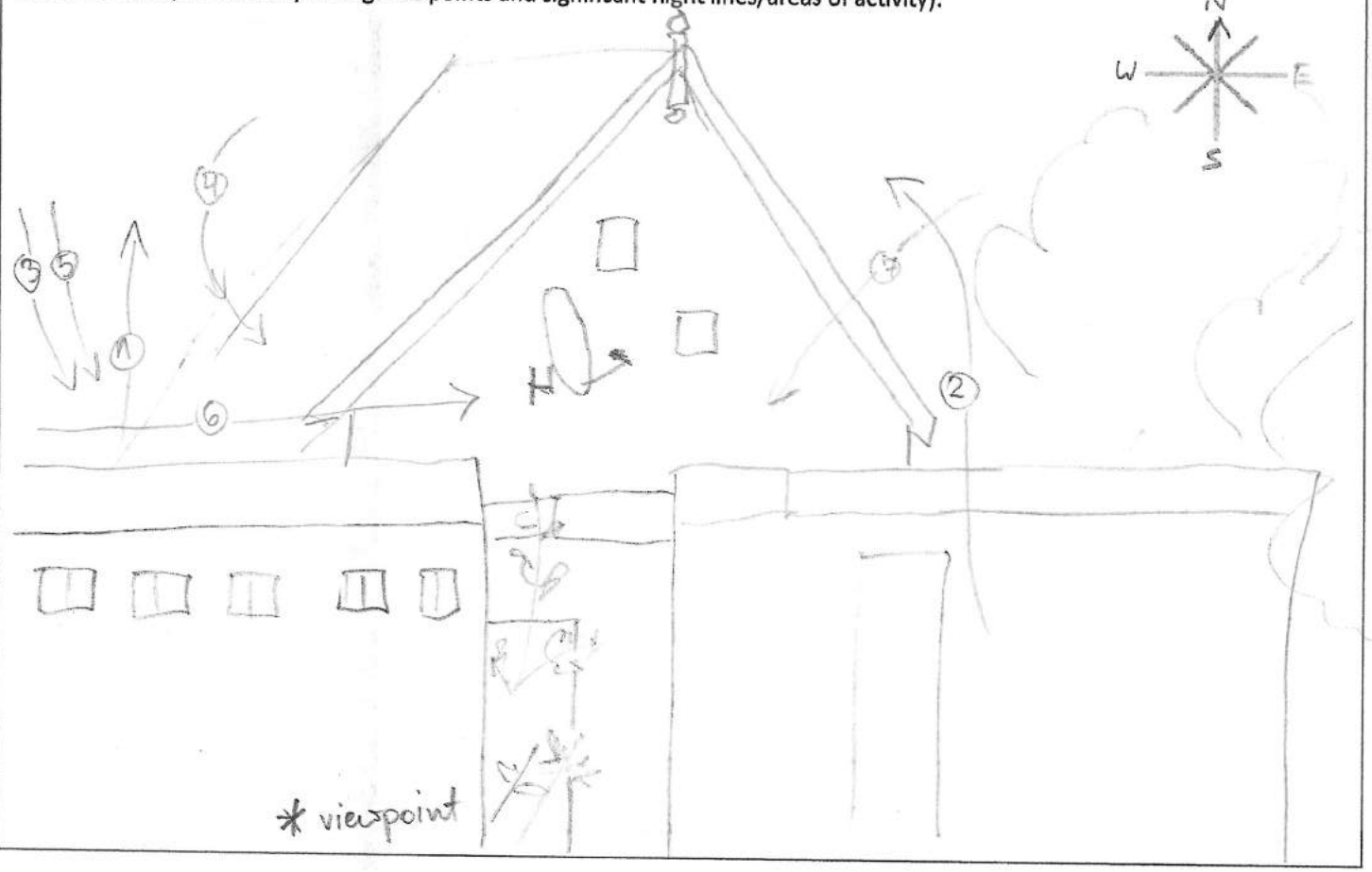
Site name/number: Bockwell Street Openshow	**Surveyor name:** Marianna **Survey leader? Yes/No** (No)	**Date:** 03.08.21 **Detector type:** A2	**Surrounding habitat:** Hardstanding, buildings, hedges, ruderal, trees

Surveyors checklist:

- √ Completed all information at top of form
- √ Drawn viewpoint/marked any emergence
- √ Added north arrow to compass
- Photo of viewpoint taken at start of survey
- √ Recorded observations and completed summary

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Summary:

Emergence/Re-entry (Circle): Yes (No)
(If yes state number and species)

Overall activity levels:

Very low
(Low)
Medium
High
Constant

Social calling (Circle): Yes (No)

	Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
1	21:21	Com Pip	Foraging, flying NW		1					
2	21:27	Com Pip	Foraging, flying along the trees		1					
3	21:34	Com Pip	Foraging		1					
4	21:38	Com Pip	Foraging		1					
5	21:43	Com Pip	Foraging		1					
6	21:45	Com Pip	Foraging		1					
7	21:48	Com Pip	Foraging		1					
	22:00	Com Pip	Foraging, not seen		1					
	22:22	Com Pip	Foraging, not seen		1					
	22:25	Com Pip	Foraging, not seen		1					

Bat Survey Form (Non-Lead Surveyor)

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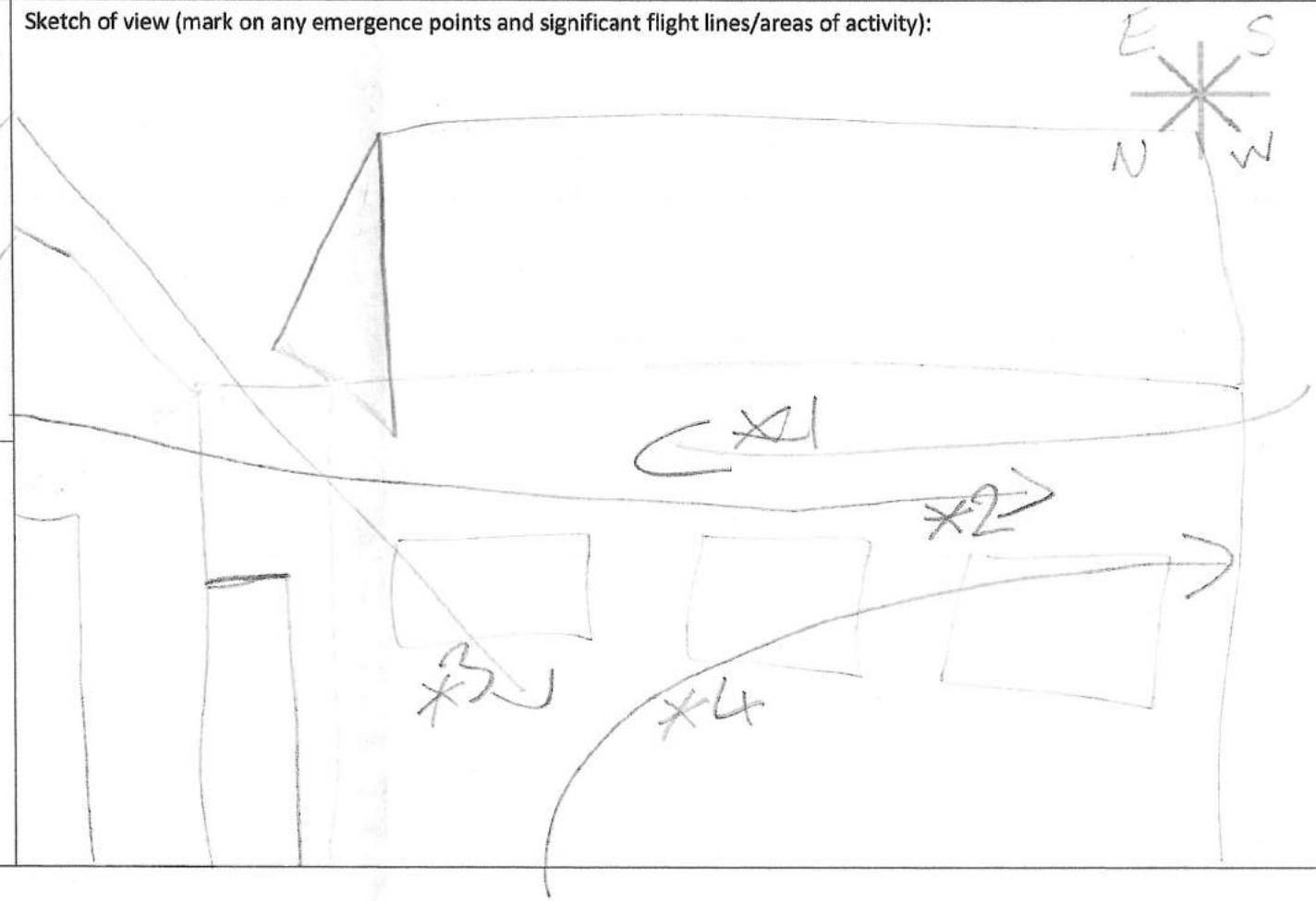
Site name/number:	Surveyor name: Amy Swinderus Survey leader? Yes/No	Date: 3/8/21 Detector type: A7	Surrounding habitat: Houses, broadleaf wood

Surveyors checklist:

- Completed all information at top of form ✓
- Drawn viewpoint/marked any emergence ✓
- Added north arrow to compass ✓
- Photo of viewpoint taken at start of survey ✓
- Recorded observations and completed summary ✓

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Summary:

Emergence/Re-entry (Circle): Yes (No)
(If yes state number and species)

Overall activity levels:

- Very low
- Low
- Medium ✓
- High
- Constant

Social calling (Circle): (Yes) No

Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
21:22	PIPI PIPI	45 foraging	*1	1					
21:29	SOP PIPI	52 only heard foraging							
21:33	PIPI PIPI	46 only heard foraging							
21:35	PIPI PIPI	44 foraging	*2	1					
21:38	PIPI PIPI	47 only heard foraging							
21:39	PIPI PIPI	46 foraging	*3	1					
21:40	PIPI PIPI	46 foraging	*4	1					
21:45	PIPI PIPI	42 foraging	*4	1					
22:01	PIPI PIPI	45 only heard foraging							
22:07	PIPI PIPI	47 only heard foraging							
22:17	Noc	25 only heard foraging							
22:27	PIPI PIPI	44 foraging	*4	1					
22:30	PIPI PIPI	46 only heard foraging							

Bat Survey Form (Non-Lead Surveyor)

Ascerta

te name/number: Fairfield B2	**Surveyor name:** Lizzie **Survey leader? Yes/No**	**Date:** 11/08/21 **Detector type:** A2	**Surrounding habitat:** Scattered trees

urveyors checklist:

- ✓ Completed all information at top of form
- Drawn viewpoint/marked any emergence
- Added north arrow to compass
- Photo of viewpoint taken at start of survey
- Recorded observations and completed summary

ummary:

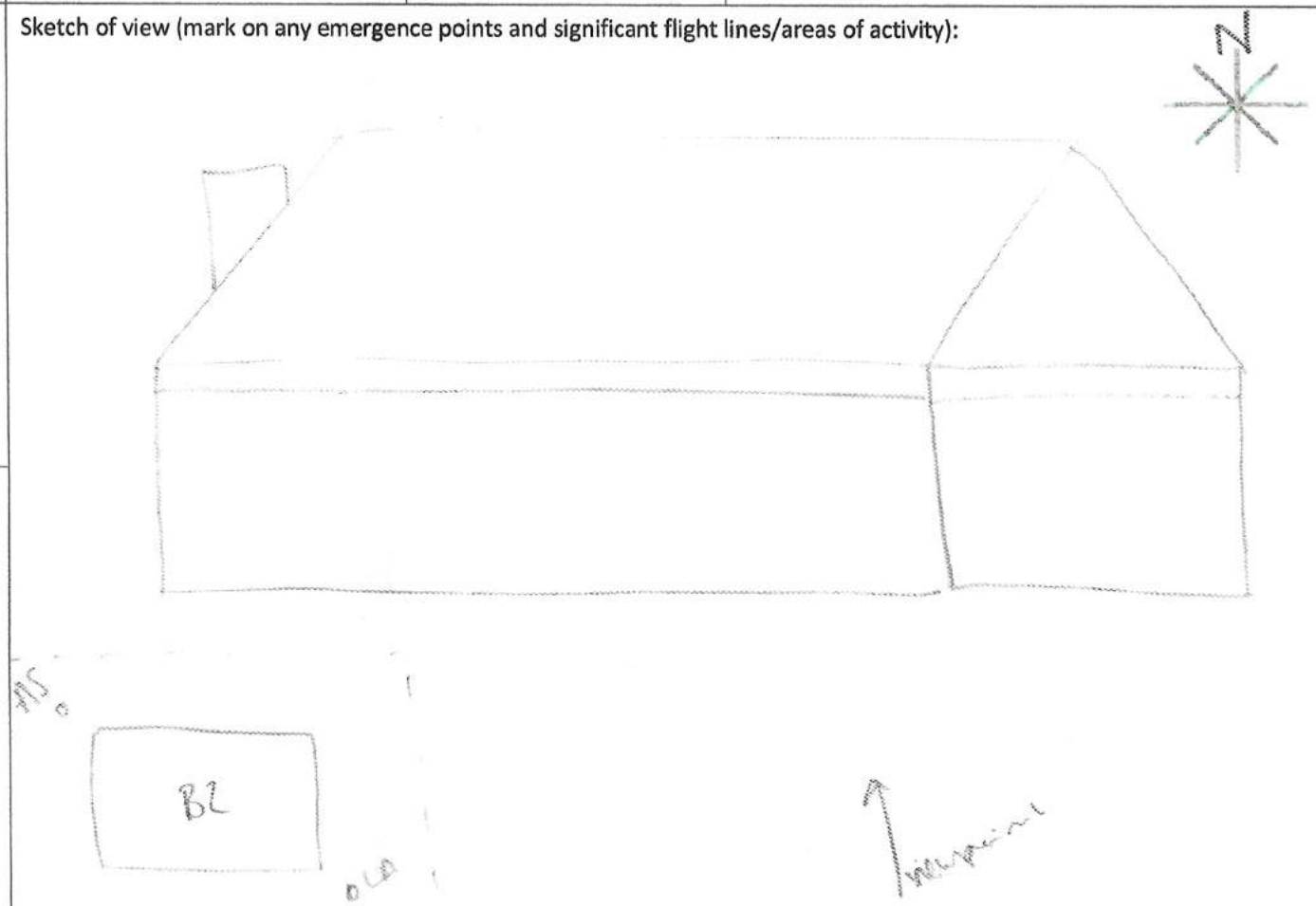
mergence/Re-entry (Circle): Yes No
f yes state number and species)

verall activity levels:

- ✓ Very low
- Low
- Medium
- High
- Constant

ocial calling (Circle): Yes No

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Survey times 20.31 20.46 2[illegible].16

me	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats

Asu

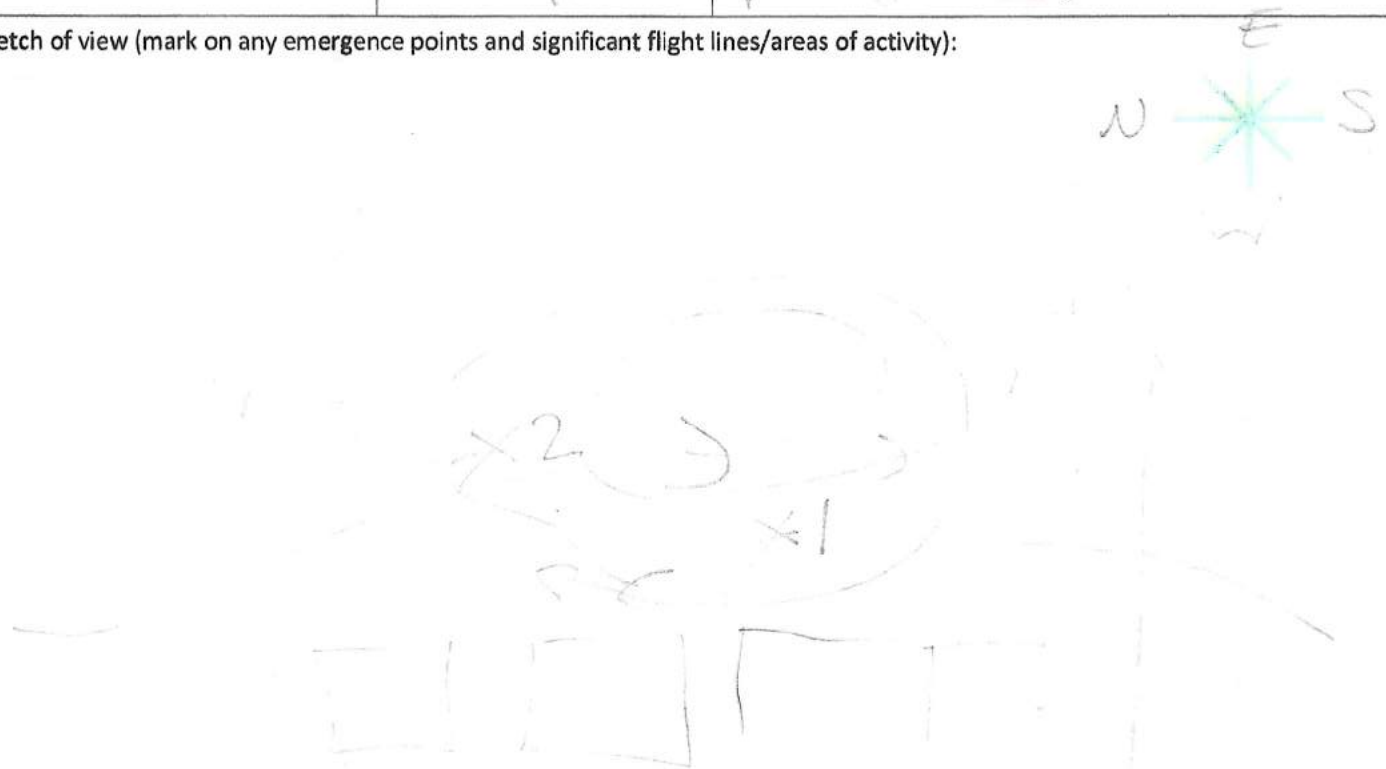
Bat Survey Form (Non-Lead Surveyor)

ite name/number:	Surveyor name: Anna Swindells Survey leader? Yes/No	Date: 11/08/21 Detector type: P3	Surrounding habitat: Broad leaf trees, open grassland

urveyors checklist:

- Completed all information at top of form
- Drawn viewpoint/marked any emergence
- Added north arrow to compass
- Photo of viewpoint taken at start of survey ✓
- Recorded observations and completed summary ✓

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



ummary:

mergence/Re-entry (Circle): Yes (No)
f yes state number and species)

verall activity levels:

- ✓ Very low
- Low
- Medium
- High
- Constant

ocial calling (Circle): Yes (No)

Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Bats
21:00	[illegible]	45 foraging for 6 [illegible]	X1	1					
21:09	PIPI PIPI	45 foraging	X2	2					
[illegible]	PIPI PIPI	[illegible] foraging	X1	[illegible]					
[illegible]:22	SOP PIPI	[illegible] foraging	X2	1					

Ascerta

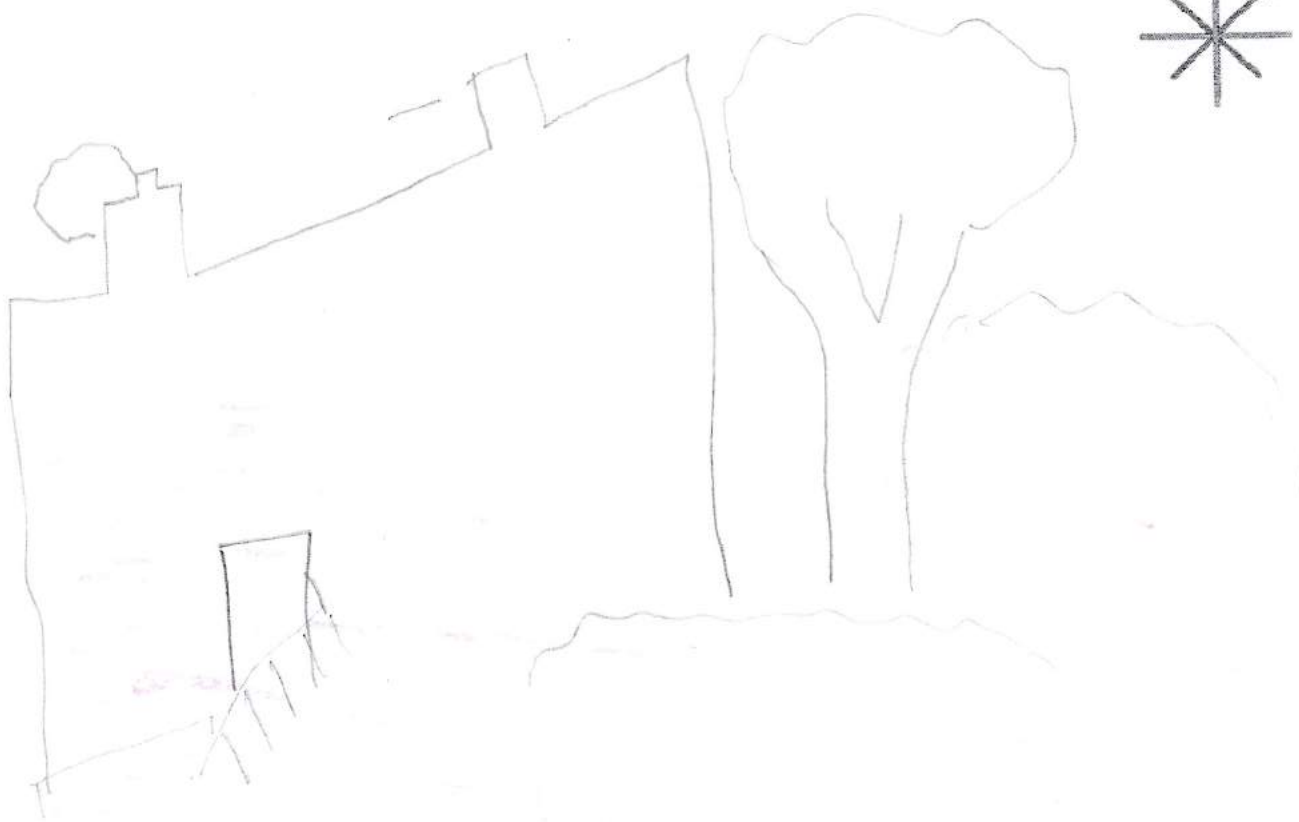
Bat Survey Form (Non-Lead Surveyor)

Site name/number: The Farmhouse	**Surveyor name:** Matthew Freeman **Survey leader? Yes/No**	**Date:** 16/09/21 **Detector type:** Peersonic A9	**Surrounding habitat:** Building surrounded by scrub and some trees

Surveyors checklist:

- Completed all information at top of form
- Drawn viewpoint/marked any emergence
- Added north arrow to compass
- Photo of viewpoint taken at start of survey
- Recorded observations and completed summary

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Summary:

Emergence/Re-entry (Circle): Yes No
(If yes state number and species)

Overall activity levels:

- Very low
- Low
- Medium
- High
- Constant

Social calling (Circle): Yes No

Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
5:34	BLE	heard not seen 46-48 kHz	–	–					
5:47	BLE	" " "	–	–					
6:32	~~[illegible]~~ BLE	" " " 42-43 kHz	–	–					

6:40 am

Bat Survey Form (Non-Lead Surveyor)

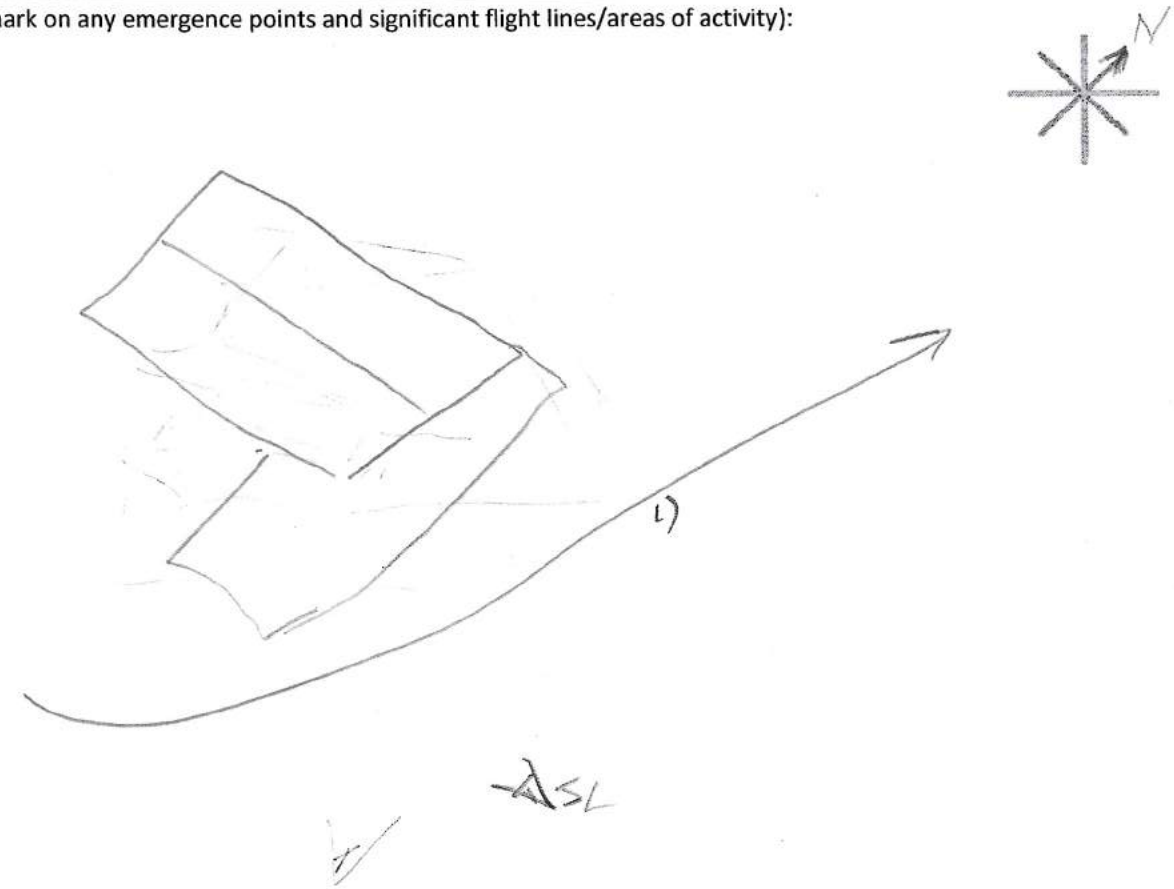
Ascerta

Site name/number:	Surveyor name:	Date: 16/09/21	Surrounding habitat:
Openshaw A.E.U club Manchester	John Lindsey Survey leader? Yes/No	Detector type: Megenta Bats	Urban.

Surveyors checklist:

- Completed all information at top of form
- Drawn viewpoint/marked any emergence
- Added north arrow to compass
- Photo of viewpoint taken at start of survey
- Recorded observations and completed summary

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Summary:

Emergence/Re-entry (Circle): Yes No
(If yes state number and species)

Overall activity levels:

- Very low
- Low
- Medium
- High
- Constant

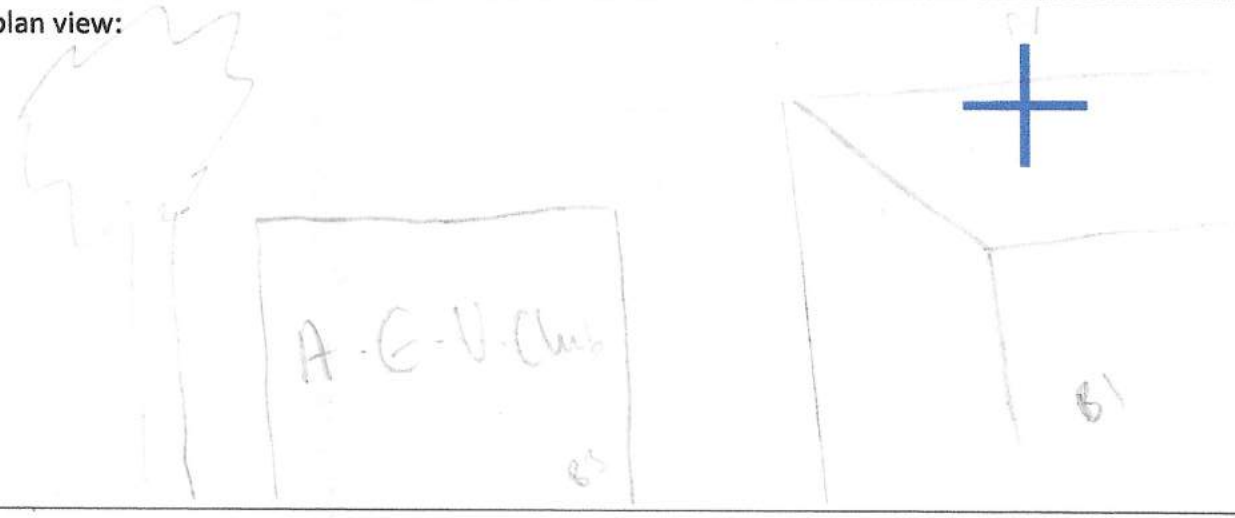
Social calling (Circle): Yes No

Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
05:18:24	CP	Heard only		1					
05:34:06	P	Flew across car park.	1)	1					

Lead Surveyor Bat Survey Form

Ascerta

Site name/number: The Fairfield Building/tree reference: B3 + tree Surveyor names: SC, CF, AS, TL, MF Check list: All lead surveyor details filled in North arrow marked on map Drawing/map named & dated Surveyor positions marked on drawing	Name: Lizzie Date: 16/09/21 Detector: A3 Dawn Dusk Sunset/sunrise time: 06 43 Survey start time: 05 00 Survey end time: 06 58	Weather: Start End Wind: F F0 Temperature: 13 14 Precipitation: 0 0 Cloud cover: 6/8 4/6
Notes/ site information (limitations, access issues, lighting etc.) [illegible] overgrown scrub [illegible]	Sketch plan view:	



Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
05:47	Bp	HNS - [illegible]		—					
05:49	G	[illegible] - foraging	—	—					
[illegible]	[illegible]	HNS - foraging	—						

Bat Survey Form (Non-Lead Surveyor)

Ascerta

Site name/number: The Fairfields, Openshaw	**Surveyor name:** Amy Swindells **Survey leader? Yes/No**	**Date:** 16/09/21 **Detector type:** A2	**Surrounding habitat:** Broadleaf trees, houses

Surveyors checklist:

- Completed all information at top of form ✓
- Drawn viewpoint/marked any emergence ✓
- Added north arrow to compass ✓
- Photo of viewpoint taken at start of survey ✓
- Recorded observations and completed summary ✓

Summary:

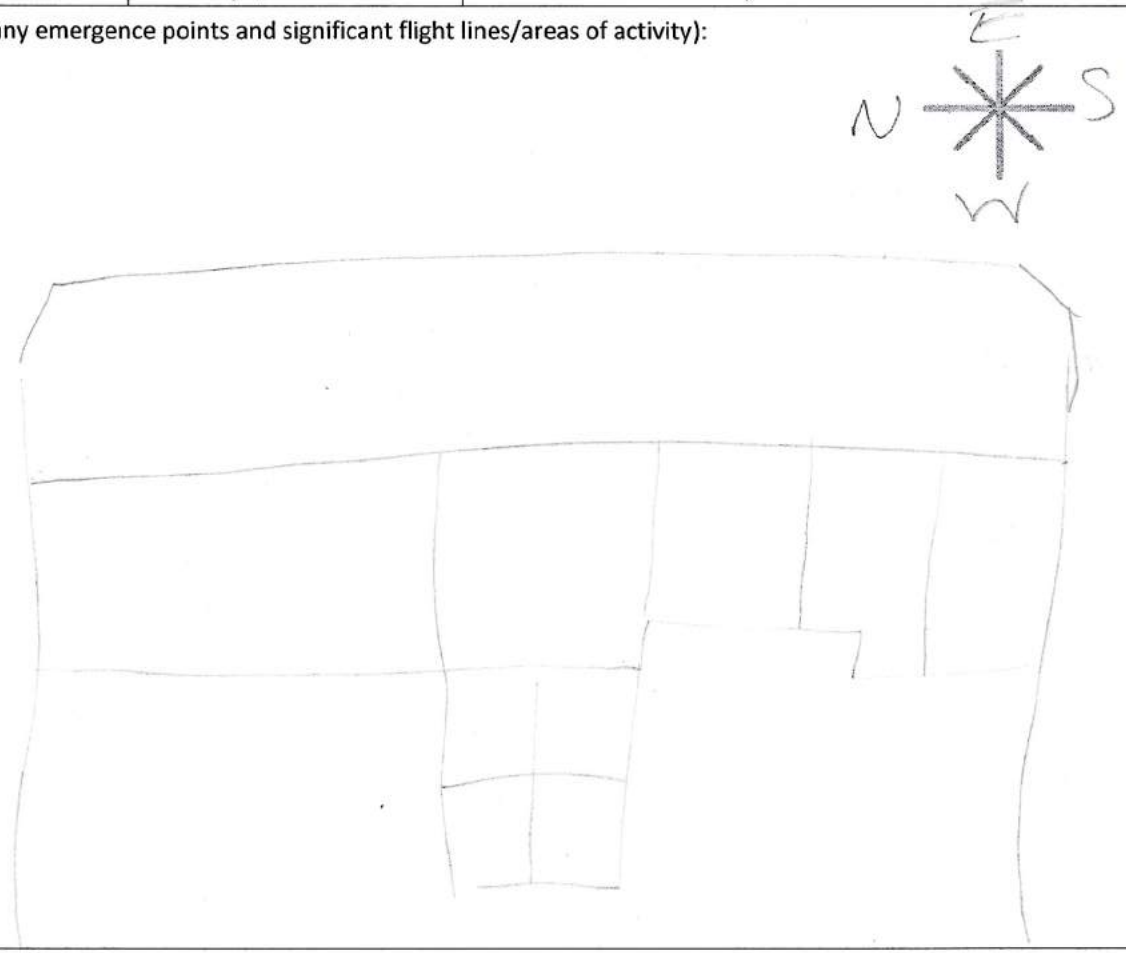
Emergence/Re-entry (Circle): Yes (No)
(If yes state number and species)

Overall activity levels:

- Very low ✓
- Low
- Medium
- High
- Constant

Social calling (Circle): (Yes) No

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Bat Survey Form (Non-Lead Surveyor)

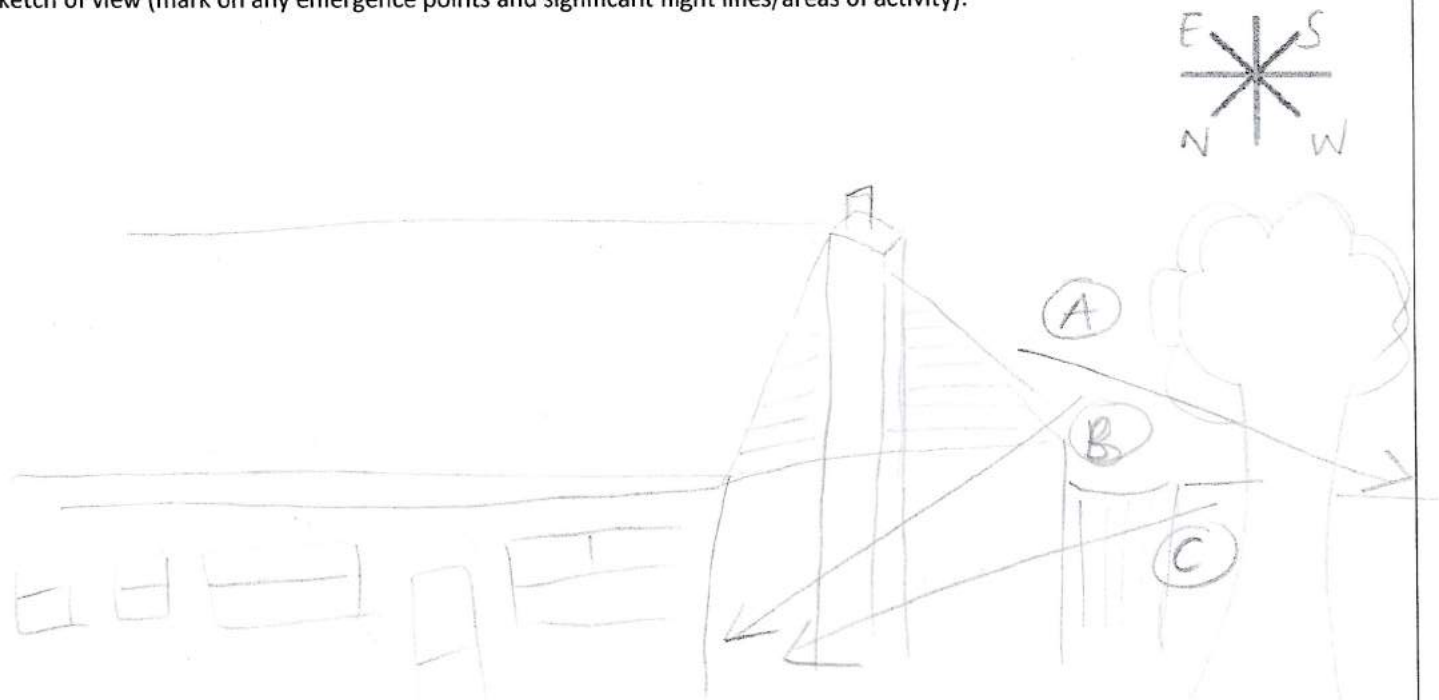
Ascerta

Site name/number:	Surveyor name: Sophie	Date: 16 · 9 · 21	Surrounding habitat:
The Fairfield, Manchester	Survey leader? Yes/No (No)	Detector type: Peersonic A1	overgrown garden, large trees

Surveyors checklist:

- ✓ Completed all information at top of form
- ✓ Drawn viewpoint/marked any emergence
- ✓ Added north arrow to compass
- ✓ Photo of viewpoint taken at start of survey
- ✓ Recorded observations and completed summary

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Summary:

Emergence/Re-entry (Circle): Yes (No)
(If yes state number and species)

Overall activity levels:

- Very low
- (Low)
- Medium
- High
- Constant

Social calling (Circle): Yes (No)

Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
5.18	CP	HNS - Pass	—	—					
5.32	SP	Foraging	I	2					
5.47	SP	HNS	—	—					
5.51	SP	Travelling	A	1					
5.52	SP	Travelling	B	1					
6.07	SP	HNS	—	—					
6.11	SP	Travelling	C	1					
6.13	SP	HNS	—	—					
6.33	SP	HNS	—	—					

Bat Survey Form (Non-Lead Surveyor)

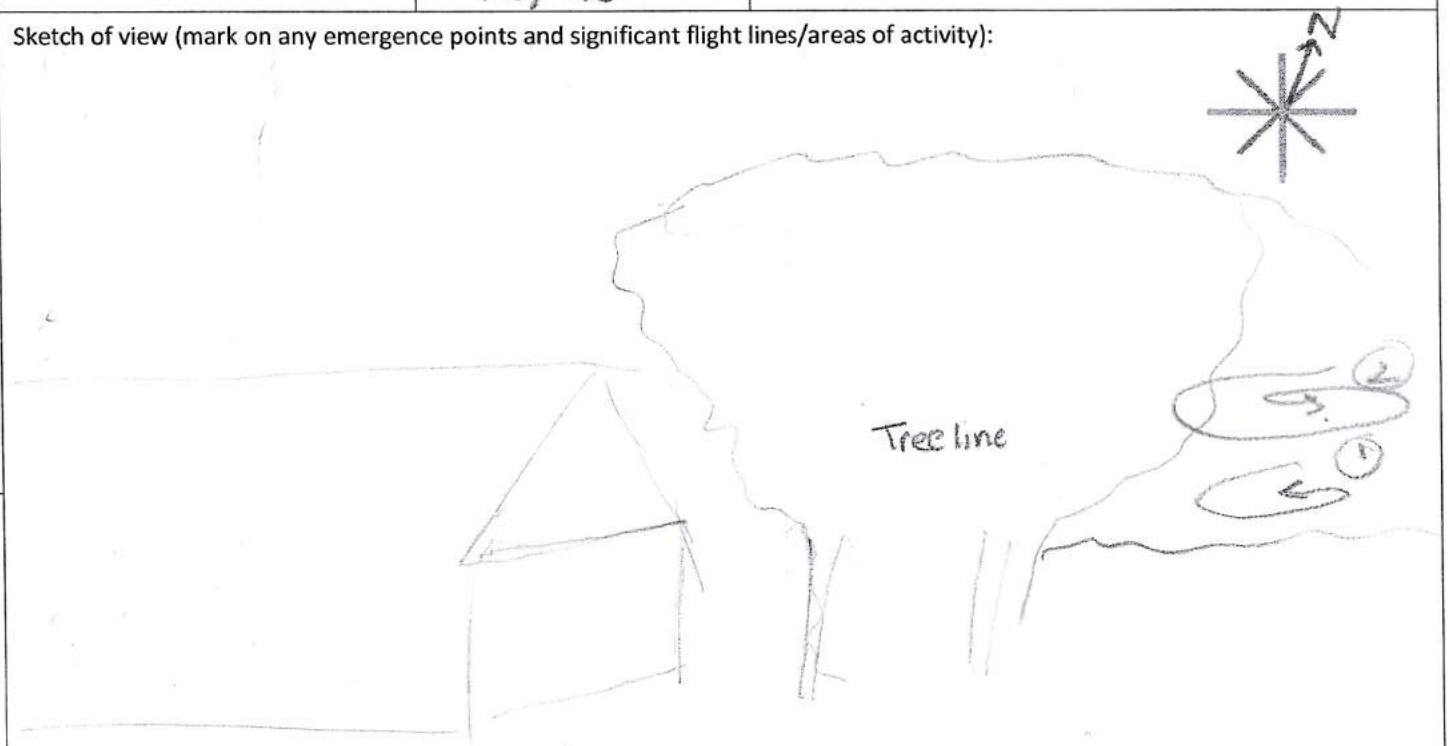
Ascerta

Site name/number:	Surveyor name: Evie Survey leader? Yes/No (No)	Date: 16/09/21 Detector type: PS/ A6	Surrounding habitat: Residential - mature trees
The Fairfield			

Surveyors checklist:

- ✓ Completed all information at top of form
- ✓ Drawn viewpoint/marked any emergence
- ✓ Added north arrow to compass
- ✓ Photo of viewpoint taken at start of survey
- ✓ Recorded observations and completed summary

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Summary:

Emergence/Re-entry (Circle): Yes (No)
(If yes state number and species)

Overall activity levels:

- ✓ Very low
- Low
- Medium
- High
- Constant

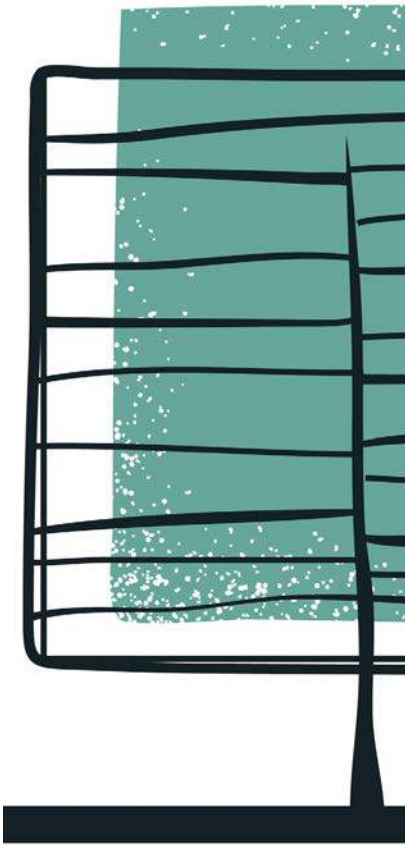
Social calling (Circle): Yes (No)

Time	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
5:18	CP	HNS - Pass							
5.32	SPip	HNS (Range 45-50 kHz)							
42	"	HNS (47 kHz)							
45	SPIP	Foraging above shrubbery	(1)	1					
47	Pip	HNS (45-47) foraging							
48		" "							
51	Pip	HNS (45 kHz)							
52		HNS (47 kHz)							
57		Foraging	(2)	1					
6:07	Pip	Foraging	(2)	1					
:10		HNS							

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Appendix 7



Lally
TREE MANAGEMENT

Report No: LTM0293.PAA.01

Date: 17/07/2021

Project: The Fairfield, Backwell Street, Manchester, M11 1EZ

BS 5837:2012
Arboricultural Impact Assessment

Inspection Record.

Date of Inspection	Surveyor
16/07/2021	Matthew Lally. FdSc MArborA

Lally Tree Management.
36 Goldsworthy Road, Urmston, Manchester, M41 8US
[T] 07305 740120 [E] matt@lallytreemanagement.co.uk [W] https://www.lallytreemanagement.co.uk/

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Revision	Date	Prepared by	Status
Final	17/07/2021	M. Lally	Complete

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1.0 Introduction 4

2.0 Legislation 6

3.0 Survey Methodology 7

Veteran and Ancient Trees 8

Appendix One - Tree Survey Data

Appendix Two - Glossary of Terms

Appendix Three - Cascade Chart

Appendix Four - Site Plans

1.0 Introduction

1.1.1 The author of this report is Matthew Lally (MAborA) FdSc. Matthew is a professional member of the Arboricultural Association, The Consulting Arborist Society and an Associate member of the Institute of Chartered Foresters and is therefore required to uphold ethical standards laid out by these institutions.

1.1.2 This Arboricultural Assessment has been commissioned by Kevin Murphy of KKM Homes and is prepared in relation to the proposed development at The Fairfield, Backwell Street, Manchester, M11 1EZ.

An outline of the site boundary can be found in figure 1.

Figure 1. Assessment Boundary Plan

1.1.3 The tree survey & assessment of existing trees has been guided by the recommendations within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. The recommendations set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention.

1.1.4 British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' includes guidance for considering the relationship between existing trees and how to integrate their needs into a successful development. A harmonious and sustainable relationship between any retained trees and new structure and/or hard surfaces is at the heart of the guidance.

1.1.5 The survey was carried out Friday 16th July 2021 by means of inspection from ground level by an experienced and qualified arboriculturalist. The inspection can be restricted in cases where trees were Ivy clad or surrounded by dense vegetation.

1.1.6 Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.2.4 of BS 5837:2012 that states 'Trees forming groups should be identified and considered as groups where the arboriculturist determines that this is appropriate. It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'

1.1.7 British Standard 5837:2012 recommends the assessment of trees is made as objectively as possible, but the findings will always remain the opinions of the surveyor. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.

1.1.8 Table 1 provides a summary of the documents that have been made available by the client:

Table 1 – Documents made available by client.

Document Type	Reference No.	Author	Date
Existing Site Plan	Fairfield-Girls-High-School-Fairfield-Avenue-Droylsden-Tameside-M43-6AB.dwg	-	-

1.1.9 The supplied drawing did not include tree positions. All tree positions have been made by eye and any dimensions regarding tree positions and protective fencing must be checked on site.

1.1.10 Weather conditions during the survey were dry and still.

1.1.11 Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.

1.1.12 Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2.0 Legislation

Statutory Considerations

2.0.1 A Tree Preservation Order (TPO) is an order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the:

- cutting down
- topping
- lopping
- uprooting
- willful damage
- willful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent. Anyone found guilty of such an offence is liable and in serious cases, may result in prosecution and incur an unlimited fine.

2.0.2 An email exchange with Aaron (Technical support Scheme) at Manchester city Council confirms that There are no Tree Preservation Orders affecting the property/land at Openshaw A E U Club 14 Club Street Manchester M11 1NF and it is not within a Conservation Area. As a result, any work to trees within the boundary/curtilage of the property does not require planning permission.

However, if the trees are outside the boundary of the property on the public highway, you must contact the Council's Arboricultural team as they are responsible for the maintenance of these trees. If this is the case, email contact@manchester.gov.uk with your request for works.

3.0.3 Felling Licence

3.0.4 Tree felling is also restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ..."

3.0.5 If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

3.0 Survey Methodology

3.0.1 The trees were surveyed in accordance with Chapter 4 of BS5837:2012. The tree metrics have been recorded in the tree schedule in appendix one. Where groups of trees and woodland groups have been recorded, average height, average crown spread and average diameter at breast height (DBH) are reported. Where access to the base of any trees was limited then measurements were estimated.

3.0.2 Trees have been assessed as individual trees (T), groups of trees (G), hedgerows (H) or woodland Groups (W) where it has been determined appropriate.

- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally.
- For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed or have been managed under a regular pruning regime.
- For the purposes of this assessment, woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'.

3.0.3 All the trees were assessed using: a grading A to C (retention) and U (removal); condition and age class as defined in appendix two.

3.0.4 Where appropriate, canopy spread for each tree was recorded at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree on the tree plan in appendix four.

3.0.5 The survey included all trees within the proposal area and trees near to the proposal.

Veteran and Ancient Trees

4.0.6 Veteran trees and Ancient Woodland are important components of the landscape, their importance can be for a number of reasons including that of their ecological, social, cultural and historic value.

4.0.7 Veteran Trees and Ancient Woodlands are material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2019

4.0.8 Ancient Tree Guide No4 Published by the Woodland Trust and the Ancient Tree Forum states that:

'*An ancient tree is one that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species. Its canopy may be small. It will probably have a very wide trunk relative to other trees of the same species and it is very likely that it will be hollow*'

AND

'*Veteran is a term describing a tree with habitat features such as wounds or decay. The terms ancient and veteran have been used interchangeably in the past, however, it is important to know what the differences between them [are]. A veteran tree is a survivor that has developed some of the features found on an ancient tree, not necessarily as a consequence of time, but of its life or environment. Ancient veterans are ancient trees, not all veterans are old enough to be ancient. A veteran may be a young tree with a relatively small girth in contrast to an ancient tree but bearing the 'scars' of age such as decay in the trunk, branches or roots, fungal fruiting bodies, or dead wood. These veteran features will still provide wildlife habitat'*

4.0.9 Different methodologies are available for the defining of Veteran & Ancient trees in the field. Lally Tree Management use RAVEN (Recognition of Ancient, Veteran and Notable Trees) allowing quick and easy assessments to be made, whilst trying to ensure these valuable assets to our environment do not go un-noticed.

4.0.10 **No Veteran Trees or Ancient Trees were identified on this site.**

Appendix One

Tree Survey Data

BS5837:2012
TREE SCHEDULE

Lally TREE MANAGEMENT

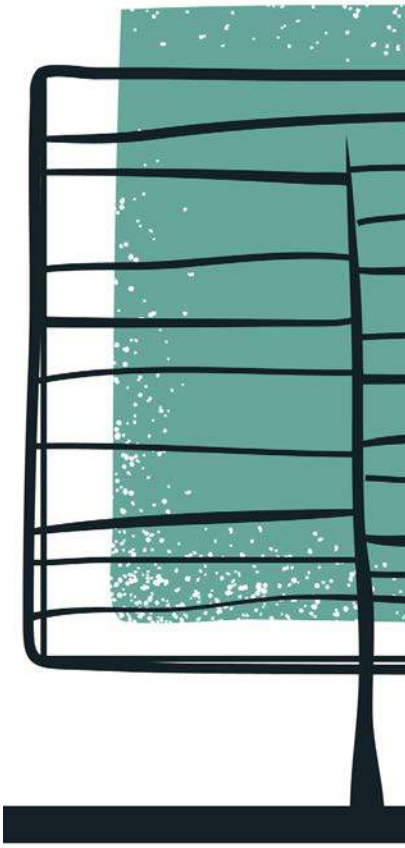
DATE OF SURVEY: 16/07/2021 **JOB REFERENCE:** LTM0293.PAA.01 **SITE ADDRESS:** The Fairfield, Backwell Street

Tree No.	Species	Stem Dia (mm)	RPA (m^2)	RPA Radius (m)	Height (m)	Age Class	Crown Spread (m) N	E	S	W	Crown Clearance (m)	Condition	Comments	Recommendations	Remaining Contribution	BS5837 Retention Category
G1	Goat Willow x 2	400	72	4.8	7	M	3	5	6	5	0N	B	Third party owned. Not inspected. Good vitality. In close proximity to fencing.	**No action**	10+	C2
G2	Sycamore. Ash. Willow.	180	15	2.16	7	SM	3	3	3	3	0N	B	A third party mixed group located on boundary.	**No action**	20+	C2
T3	Sycamore	500	113	6	15	EM	7	7	7	7	4S	A	Third party tree. Located on boundary. No significant risk features observed.	**No action**	40+	B2
G4	Sycamore x 2	180	15	2.16	8	SM	4	4	3	2	1E	A	Third party group. Not inspected. Good vitality.	**No action**	40+	C2
T5	Lime	730	241	8.76	17	M	6	7	7	6	4N	A	Good form and vitality. No significant risk features observed.	**No action**	40+	B2
T6	Lime	700	222	8.4	17	M	8	8	7	7	4S	A	Third party owned. Viewed from distance. Not inspected. Good vitality.	**No action**	40+	B2
T7	Elm	500	113	6	15	EM	6	4	5	5	2N	B	Third party	**No action**	40+	B2
T8	Horse Chestnut	1000	452	12	16	M	7	7	4	8	2N	B	Co-dominant form. Good vitality. Minor stem lean but appears stable. Roots and stem pushing boundary wall. Asymmetrical crown due to heavy pruning over bungalow.	**Investigate stability of wall**	40+	B2
T9	Beech	850	327	10.2	15	M	6	7	8	7	1N	A	Co-dominant form. Third party owned. Not inspected.	**No action**	40+	B2
G10	Goat Willow	300	41	3.6	8	EM	4	4	4	4	2E	B	Third party owned. Not inspected. Estimated measurements.	**No action**	20+	C1
G11	Mixed Species	150	10	1.8	5	SM	2	2	2	2	0N	A to B	Third party owned. Self set scrub area.	**No action**	20+	C2
T12	Sycamore	730	241	8.76	15	M	5	5	5	7	3E	A	Co-dominant form. Ivy on stem. Deadwood present throughout crown.	**No action**	40+	B2
T13	Sycamore	680	209	8.16	14	M	4	5	4	4	2S	B	Multi stemmed from 1m. Good vitality. Tight forks at 1m appear stable.	**No action**	40+	B2

* = Average measurement ~ = Estimated measurement # = Position estimated on site

Appendix Two

Glossary of Terms



The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Age Range:

Age is site specific and categorised:

Young (Y)		Out-planted trees that have not yet established.
Semi-Mature	**(SM)**	Established trees up to 1/3 of expected height and crown.
Early Mature	**(EM)**	Between 1/3 and 2/3 of expected height and crown.
Mature	**(M)**	Between 2/3 and full expected height and crown.
Fully Mature	**(FM)**	Full expected height and crown.
Over Mature	**(OM)**	Crown beginning to break-up and decrease in size.
Senescent	**(S)**	Crown in advanced stage of break-up.

Height: Height is estimated and recorded in metres.

DBH: Diameter at Breast Height is measured at 1.5m and recorded in metres. Where a tree becomes multi-stemmed below 1.5m the highest possible diameter is measured and indicated. Alternatively, above 1.5m the diameter of each stem or an average diameter is measured and indicated.

Condition: Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

A - Tree needing little, if any attention

B - Tree with minor, but rectifiable defects, or in the early stages of physiological stress

C - Tree with significant structural and physiological flaws and/or extremely stressed

D - Tree that is dead, biologically/physically moribund or dangerous.

Desirability to Retain – As Outlined in Table 1 of BS 5837:2005 (Trees in Relation to Construction - Recommendations)

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers- A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by wound wood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Crack - Longitudinal spilt in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances, is may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

End Weight - The concentration of foliage at the distal ends of stems and deficient in secondary branches.

Girdling Root - Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.

Hazard Beam - An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).

Included Bark Union - Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.

Ivy Growth - Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.

Live Crown Ratio - The relative proportion of photosynthetic mass (leaf area) to overall tree height.

Reaction Wood - Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Root Plate Lift - The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.

Structural Defect - Internal or external points of weakness, which reduce the stability of the tree.

Suppressed - Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.

Topping - A highly disfiguring practise, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

White Rot - Form of decay where both cellulose and lignin are degraded.

Wound - Any injury, which induces a compartmentalisation response.

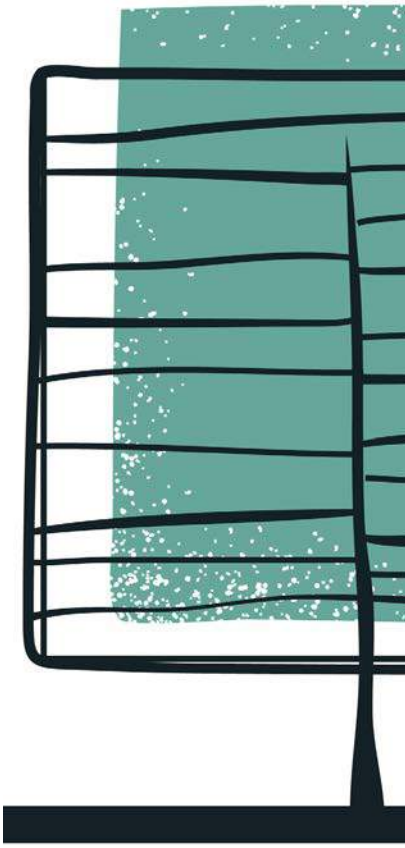
Wound wood - Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term “callus.”

Woodland Structure - The vertical and horizontal arrangement of trees within a group or woodland i.e. Dominant - trees with a crown above the upper layer of the canopy, Co-dominant - trees that define the general upper edge of the canopy, Intermediate - trees that have been largely overgrown by others, Suppressed - trees that have been overgrown and occupy an under storey position and grow slowly, often severely asymmetrical.

Note*: The definitions described above, may not necessarily be included within the Arboricultural Survey Data.*

Appendix Three

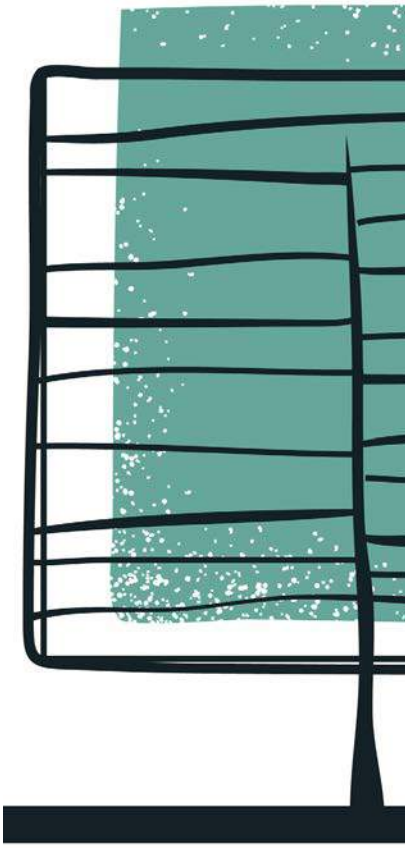
Cascade Chart

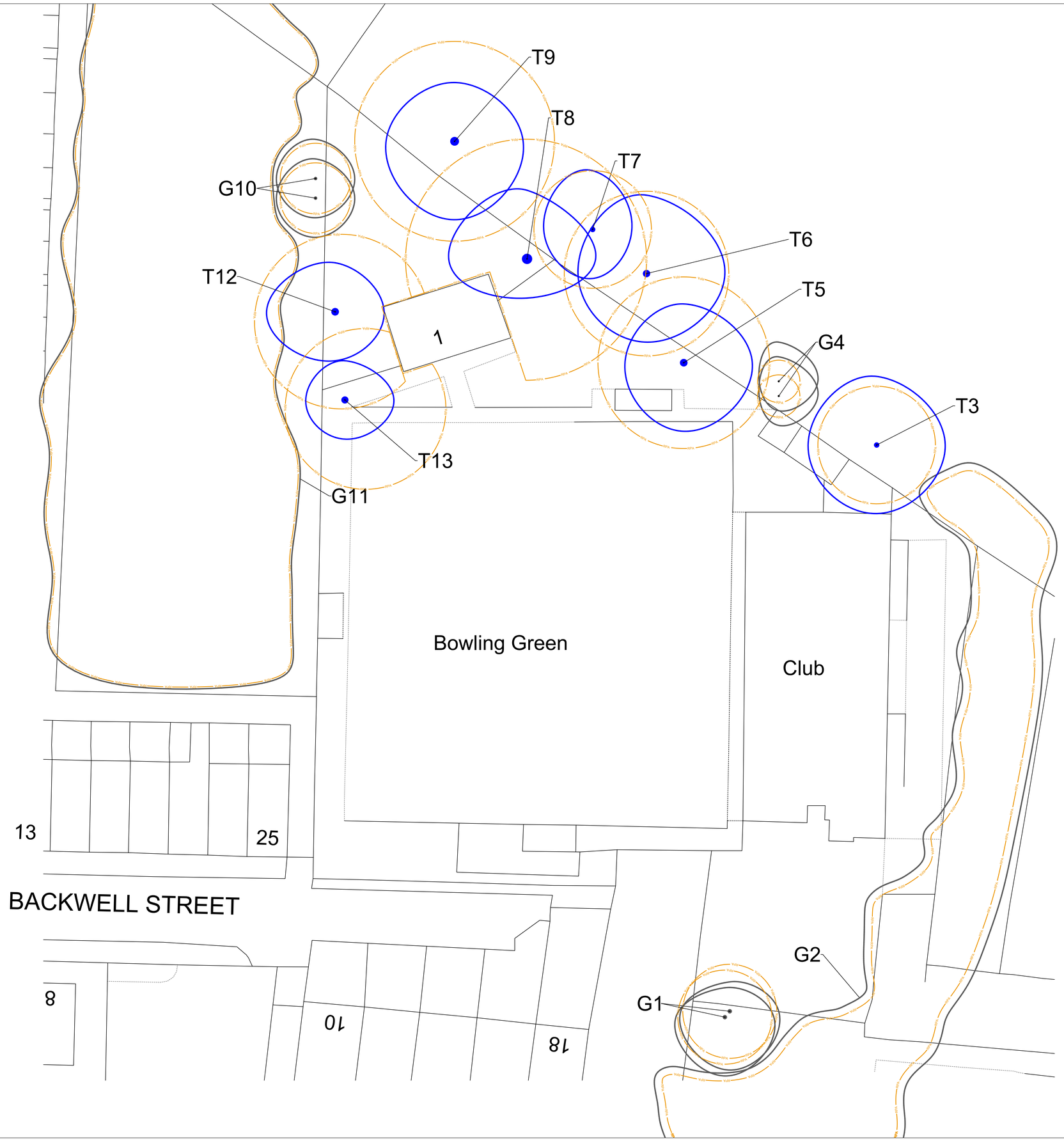


Trees for removal			
Category and definition	**Criteria**		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	o Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U Category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) o Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. o Trees infected with pathogens of significance to the health and/or safety of other trees nearby) e.g. Dutch elm disease), or very low-quality trees suppressing adjacent trees of better quality. NOTE: *Category U trees can have existing or potential conservation value which might be desirable to preserve; see section 4.7.5*		
Trees to be considered for retention			
Category and definition	**Criteria and sub-categories**		
	1) Mainly arboricultural values	**2) Mainly landscape values**	**3) Mainly cultural values** **(including conservation)**
Category A **Trees of high quality**: with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and or landscape features	Trees, groups or woodlands of significant conservation, historical commemorative or other value (e.g. veteran trees or wood-pastures)
Category B **Those of moderate quality**: with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider area	Trees with clearly identifiable conservation or other cultural benefits
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in the higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with no material conservation or other cultural value

Appendix Four

Site Plans





Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings..

LEGEND

N

- Category A
- Category B
- Category C
- Category U
- Root Protection Area (RPA)

Lally TREE MANAGEMENT

Scale: 1:200@A1	Date: 17/07/2021
Job: LTM0293.AIA.01	
Address: The Fairfield, Backwell Street	
Client: KKM Homes	
Drawing Number: LTM0293.TCP.01	
Drawn by: Matthew Lally	

TREE CONSTRAINTS PLAN