

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

St George's, Abbey Hey Lane, Manchester M18 8RB

Client:

Imaan Capital LTD

Survey date:

01/07/2025

Project:

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:
The demolition of the existing dwelling on site and the construction of a new build dwellings

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

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

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

Site Location and Context					
<p>The survey site is centred on National Grid Reference SJ 89324 96561 and has an area of approximately ~0.13 ha.</p> <p>The site comprises buildings and hardstanding associated with a former care home. It is situated within a densely developed residential area in Abbey Hey, Manchester. Scattered trees are present within the site and in adjacent gardens and streetscapes. Aerial imagery and mapping show the local landscape to be highly urbanised, with fragmented green spaces including parks, playing fields, and street-lined vegetation. Gorton Upper and Lower Reservoirs lie approximately ~595 m east-southeast of the site, forming part of a connected greenspace network. Such features likely enhance the suitability of the area for a variety of species, including bats, birds, and amphibians.</p>					
Survey Details					
The site survey was undertaken by Kayleigh Davies BSc, MSc, Accredited on Natural England (details on request.) and holder of Natural England Level 1 Great Crested Newt License (details on request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
01/07/2025	14	61	40	6	None
Executive Summary					
<ul style="list-style-type: none"> Three bat emergence and re-entry surveys are required on B1 to establish if bats are roosting within the building. A nesting bird check of vegetation on site and B1 before demolition is required if occurs within the nesting bird season (March to end of August). An invasive species management plan will be required to control and/or eradicate Japanese Knotweed. Precautionary working methods are recommended for mammals, amphibians and reptiles for the proposed development. 					
Survey limitations					
<p>It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.</p> <p>A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.</p> <p>No proposed development plans were available at the time of writing this report and therefore a detailed impact assessment could not be made. This report should be updated once the plans are available.</p>					

The upstairs of B1 could not be inspected due to the unknown safety of the building due to fire and water damage, therefore further bat evidence may have been missed if present.

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i>	<p>The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site also contains scattered trees which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km.</p> <p>On-site habitat descriptions</p> <p><u>u1b – Developed land/sealed surface</u> The north of the site consists of developed land sealed surface forming a concrete road/driveway.</p> <p><u>u1e – Built linear features</u> Between the main section of the site and the hardstanding driveway and then surrounding the site consists of wooden fencing and brick walls, with some Heras fencing.</p> <p><u>H5h – Mixed Scrub</u> The majority of the site consists of mixed scrub which is unmanaged and consists of overgrown ruderal herb and bramble scrub with scattered saplings and dense vegetation. Species present include bramble (D), willow herb (A), nettle (A), ash saplings (A), buddleia (F), Japanese knotweed (F), Japanese knotweed (O), hoary ragwort (R).</p> <p>Condition assessment:</p> <ol style="list-style-type: none"> 1. One species takes up more than 75% cover (bramble) – FAIL 2. Not a good age range – FAIL

	<ol style="list-style-type: none"> 3. Presence of invasive species (Japanese knotweed) - FAIL 4. Not a well-developed edge - FAIL 5. No clearings – PASS <p>This habitat passes 1 of its 5 criterion and scores LOW.</p> <p><u>u1f – Sparsely vegetated urban land</u></p> <p>There is sparsely vegetated urban land to the west and east of the hardstanding access path and to the north of the building. Vegetation cover is 30%-40% of this portion of the site. Species present includes nettle (D), bramble (A), hoary ragwort (F), creeping buttercup (O), herb robert (R).</p> <p>Condition assessment:</p> <ol style="list-style-type: none"> 1. Appearance and composition does not closely match UKHABs – FAIL 2. Cover of bracken, scrub and trees is less than 20% - PASS 3. Absence of invasive species – PASS 4. Vegetation cover between 5-50% - PASS. <p>This habitat passes 3 of its 4 criterion and scores MODERATE.</p> <p><u>u1b5 – Buildings</u></p> <p>There are no onsite buildings which are described further in the bat roost assessment of the report.</p> <p><u>Scattered trees 32</u></p> <p>There are 12 onsite trees. Species present include ash (D), crab apple (F), Lawson's Cypress (O) and silver birch (R). Due to the presence of dense scrub, average DBH on the trees has been estimated. There are 3 ash trees to the northwestern corner of the site, with two measuring ~17cm DBH, and one ~52cm DBH. The silver birch to the west of the site measures ~55cm DBH. The apple trees measure ~8cm – 15cm. The four Lawson cypress trees to the south of the site measure ~13cm - ~15cm. There are a further two Lawson cypress trees onsite but these have a DBH less than ~7cm.</p> <p>Condition assessment:</p> <ol style="list-style-type: none"> 1. More than 70% of the block is native – PASS 2. The tree canopy is not predominantly continuous – FAIL 3. Less than 50% are mature – FAIL 4. Little evidence of adverse impact on tree health 5. no microhabitats for wildlife – FAIL 6. more than 20% of the tree canopy is overhanging vegetation beneath – PASS <p>This habitat passes 2 of its 6 criterion and therefore scores POOR.</p>
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	<p>Local notable habitats</p> <p>The following are notable habitats within 2km of the site as observed from MAGIC:</p> <ul style="list-style-type: none"> • Deciduous woodland located approximately ~338 m to the east-southeast. • Traditional orchard is located approximately ~1.18 km to the northeast.
<i>Foreseen Impacts</i>	<p>On-site habitats</p> <p>The proposed development will result in the loss of scrub and trees. This could result in a net loss in biodiversity at the site.</p> <p>Notable habitats</p> <p>No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.</p>
<i>Recommendations</i>	<p>On-site habitats</p> <p>Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).</p> <p>Notable habitats</p> <p>Best practice measures to minimise the possibility of pollution affecting the nearby deciduous woodland must be implemented during construction.</p> <p>Biodiversity net gain</p> <p>The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a biodiversity net gain calculation to ensure the proposed development delivers a 10% net gain.</p>
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	<p>On-site designations</p> <p>The site is not subject to any designation.</p> <p>Statutory designated sites (within 2km)</p> <p>There are no known statutory sites within 2km of the site.</p>

	<p>The site lies within the impact risk zone for the following Sites of Special Scientific Interest (SSSI):</p> <ul style="list-style-type: none"> - Rochdale Canal (SSSI) - Hollinwood Branch Canal (SSSI) - Huddersfield Narrow Canal (SSSI) <p>Statutory designated sites (within 10km)</p> <p>There is 1 national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:</p> <ul style="list-style-type: none"> - Rochdale Canal (SAC) ~ 4.42 km north. <i>The Rochdale Canal SAC is designated for its clear, slow-flowing water supporting a significant population of floating water-plantain (Luronium natans), a rare aquatic plant species.</i> <p>Non-statutory designated sites</p> <p>The presence of non-statutory designated sites within 2km of the site cannot be established without data from Greater Manchester Record Centre.</p>
<i>Foreseen Impacts</i>	<p>On-site designations No impacts foreseen.</p> <p>Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.</p> <p>The site lies within the impact risk zone for Rochdale Canal (SSSI), Hollinwood Branch Canal (SSSI) and Huddersfield Narrow Canal (SSSI). The proposed development type is not listed as a possible high risk for this designation.</p>
<i>Recommendations</i>	<p>On-site designations None required.</p> <p>Statutory and non-statutory designated sites</p>

	None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	<p>Japanese Knotweed was identified on the site which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.</p>  <p><i>Figure 1 - Japanese knotweed</i></p>
<i>Foreseen Impacts</i>	Construction could result in the spread of Japanese Knotweed.
<i>Recommendations</i>	An invasive species management plan will be required to control and/or eradicate Japanese Knotweed.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including scrub and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	Scrub and trees will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.

<i>Recommendations</i>	<p>No further surveys.</p> <p>Suggested biodiversity enhancements</p> <p>The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation.</p> <p>Insect hotels, log piles or deadwood will further enhance the site for invertebrates.</p> <p>The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.</p>
Bats	
<p><i>Summary of Survey Findings</i></p>	<p>EPSL data</p> <p>A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site.</p> <p>There are no Special Areas of Conservation designated for bats within 10km of the site.</p> <p>Foraging and commuting habitat</p> <p>Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of scattered scrub, and trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. The site is surrounded by urban infrastructure consisting of residential gardens, roads and commercial properties. There are scattered pockets of urban greenspace within 2km of the site, such as reservoir and associated green space ~300m south.</p> <p>Roosting habitat</p> <p>Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of 2 buildings on site; the main building (B1), and one outbuilding (B2). Both buildings were surveyed as this will be impacted by the proposed development.</p> <p>No evidence of roosting bats was identified on or within B2.</p> <p>Two bat droppings were found within B1.</p> <p>No roosting features were identified on any onsite trees.</p>

B1 Building description			Photographs
<p><i>Summary</i></p> <p>B1 is a three storey, disused residential dwelling. The building has been subject to heavy fire damage and anti-social activity. The interior of the building could not be fully inspected due the unknown stability of the structure due to the damage from extensive fire damage and damp. The building has several damaged windows and doors, with ~30% of the roof remaining. The roof is slate constructed and multi-gabled, with wooden soffits. The walls are a mix of render and brick. Some of the doors and windows are boarded, with others smashed. There is a single storey, L shape extension to the northeastern corner of B1 with a hipped roof structure.</p> <p>The building has moderate habitat value.</p>			
Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Brick and render	<p>Condition/description</p> <p>There are a small number of observed crevices between the bricks on the single storey extension on the western facing wall elevation. No further crevices noted.</p> <p>Suitability/access/evidence of bats</p> <p>The crevices are suitable for small numbers of crevice dwelling bats.</p>	

Roof	Slate	<p>Condition/description</p> <p>The majority of the roof has been subject to fire damage and therefore a large portion of the roof is missing. The remainder of the roof have lifted tiles present. These lifted tiles provide crevices and gaps.</p> <p>Suitability/access/evidence of bats</p> <p>The lifted tiles on the remainder of the roof allow for roosting features for small numbers of crevice dwelling bats.</p>	
Eaves	Overhanging	<p>Condition/description</p> <p>No observed gaps or crevices.</p> <p>Suitability/access/evidence of bats</p> <p>No observed features suitable for roosting bats.</p>	

Window/doors frames and lintels	Timber	<p>Condition/description</p> <p>Due to the antisocial behaviour and the fire damage, the windows have no glass present and the doors are damaged, therefore allow ingress into the building.</p> <p>Suitability/access/evidence of bats</p> <p>The windows and doors allow ingress into the space.</p>	
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Internal voids	Open roof, no loft	<p>Condition/description</p> <p>The interior of the building is open to external elements due to the damaged windows, doors and roof. There is no loft space present. There is a high level of water damage within the internal of the space due to rain and damaged pipe work. Due to the lack of roof and damaged windows, there is little protection from external elements such as temperature, rain and wind. Furthermore, there is a high level of sunlight within the internal of the space.</p> <p>The internal of B1 matches the temperature and humidity of the external of B1 at the time of the survey. The upstairs of B1 could not be accessed due to the unknown safety of the building.</p> <p>Suitability/access/evidence of bats</p> <p>Two bat droppings were observed to the north of the building, in the downstairs hallway, near to a damaged open doorway. The droppings were found on a table, with no observed features above. No further droppings were found or other evidence such as feeding remains. The internal of the building is suboptimal for void dwelling bats due to the high levels of sunlight entering the space and the lack of protection from wind and rain. The upstairs was not accessed and therefore further bat evidence may have been missed. The bat droppings do not confirm the building as a roost, however, could indicate exploratory behaviour.</p>	
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B2 Building description	Photographs
<p><i>Summary</i></p> <p>B2 is a single storey gable ended building, with corrugated sheeting roof and cinderblock walls. The roof is heavily damaged which allows in high levels of wind, rain and does not offer thermoregulate properties making it suboptimal for void dwelling bats. Furthermore, there are no noted roosting features suitable for crevice dwelling bats. B2 is negligible for roosting bats.</p>	
<p><i>Foreseen Impacts</i></p>	<p>Roosting habitat [Buildings] The proposed development will result in the demolition of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.</p> <p>Roosting habitat [Trees] Trees onsite will be felled to facilitate the development. No features were identified on this tree and as such there are unlikely to be any impact to bats as a result of felling.</p> <p>Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.</p> <p>Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.</p>
<p><i>Recommendations</i></p>	<p>Roosting habitat [Buildings]</p>

	<p>B2: In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.</p> <p>B1: Three bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. Although the building is considered moderate habitat value, the dropping found indicates exploratory behaviour and therefore full investigation is required to assess the use of the building by bats.</p> <p>These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart.</p> <p>Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity.</p> <p>Four surveyors and two unmanned IR cameras are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed at each position as part of the survey to see where any specific roost locations are located.</p> <p>Lighting mitigation may be required based on the outcome of the night bat survey(s).</p> <p>If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.</p> <p>DNA analysis of the dropping found will also be required to inform the survey effort.</p> <p>Roosting habitat [Trees]</p> <p>In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.</p> <p>Foraging and commuting habitat</p> <p>No further surveys are required.</p> <p>Artificial lighting</p> <p>A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2</p> <p>Suggested biodiversity enhancements</p>
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	Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	<p>Buildings No evidence of nesting birds was identified on or within B1, however the building is considered suitable for nesting for species.</p> <p>Trees and vegetation No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds.</p> <p>Barn owls The site does not appear to provide any suitable nesting sites for barn owls.</p> <p>Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.</p>
<i>Foreseen Impacts</i>	<p>Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.</p> <p>Barn owls None foreseen.</p> <p>Overwintering birds None foreseen.</p>
<i>Recommendations</i>	<p>Buildings/trees Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p>

	<p>Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.</p> <p>Barn owls None required.</p> <p>Overwintering birds None required.</p> <p>Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.</p>
Reptiles	
<i>Summary of Survey Findings</i>	<p>EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.</p> <p>Habitat suitability There is suboptimal habitat present on site for reptiles due to a lack of habitats such as rank grassland which would offer refuge for these species. There is mixed scrub present on site, but it is important to note, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are</p>

	<p>considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.</p> <p>Wider landscape The site is surrounded by urban development such as residential gardens, busy main roads and pathways. The nearest optimal reptile habitat is located ~400m south consisting of a reservoir and associated greenspace. This is separated from site via urban development and therefore the site is considered disconnected to optimal reptile habitat and therefore the risk of reptiles onsite is suitably low.</p>
<i>Foreseen Impacts</i>	Mixed scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
<i>Recommendations</i>	<p>A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:</p> <ul style="list-style-type: none"> • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist. <p>Suggested biodiversity enhancements The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.</p>
Amphibians	
<i>Summary of Survey Findings</i>	<p>EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts (GCN) within 2km of the site. However, the MAGIC database did return evidence of 8 class survey licence returns, confirming the presence of great crested newts from surveys carried out between 2014 and 2015. These records are located ~950m, ~1.6km and ~1.7km south and</p>

	<p>indicate that GCNs have been recorded in the wider landscape. Further, no DLL historic survey data (2017 – 2019) were present within 2km of the site.</p> <p>Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).</p> <p>No ponds are present on site or within 500m of the site.</p> <p>Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and scrub offer sub-optimal habitat for terrestrial amphibians. The scrub may offer refuge for these species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.</p>
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	<p>Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:</p> <ul style="list-style-type: none"> • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	<ul style="list-style-type: none"> • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist. <p>Suggested biodiversity enhancements</p> <p>The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum</p>
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.

<i>Recommendations</i>	<p>Owing to the nature of the proposed development and the low potential for impacts to bat roosts, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> • A toolbox talk will be given to contractors regarding the possible presence of badgers at the site. • A pre-commencement inspection of the site will be undertaken for any new badger activity if works do not commence within three months. • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. <p>In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.</p> <p>Suggested biodiversity enhancements Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.</p>
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	

<i>Summary of Survey Findings</i>	<p>EPSL data</p> <p>A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.</p> <p>Habitat suitability</p> <p>The site lies outside of the known current range for hazel dormice, and there are no suitable habitats within the development area. The site is also enclosed by urban infrastructure, including roads and significant residential development. These landscape features fragment suitable dormouse habitat in the wider landscape and are likely to limit dispersal opportunities to the site. As such, it is considered likely that hazel dormice are absent from site.</p>
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The scrub and ruderal herb onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.
<i>Foreseen Impacts</i>	Scrub and ruderal herb will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	<p>Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. <p>If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.</p> <p>Suggested biodiversity enhancements</p>

	<p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:</p> <ul style="list-style-type: none">• Planting species-rich grassland to increase foraging opportunities.• Creation of brash piles or installation of hedgehog houses in shady areas.• Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.
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Appendix 1a: PEA Map



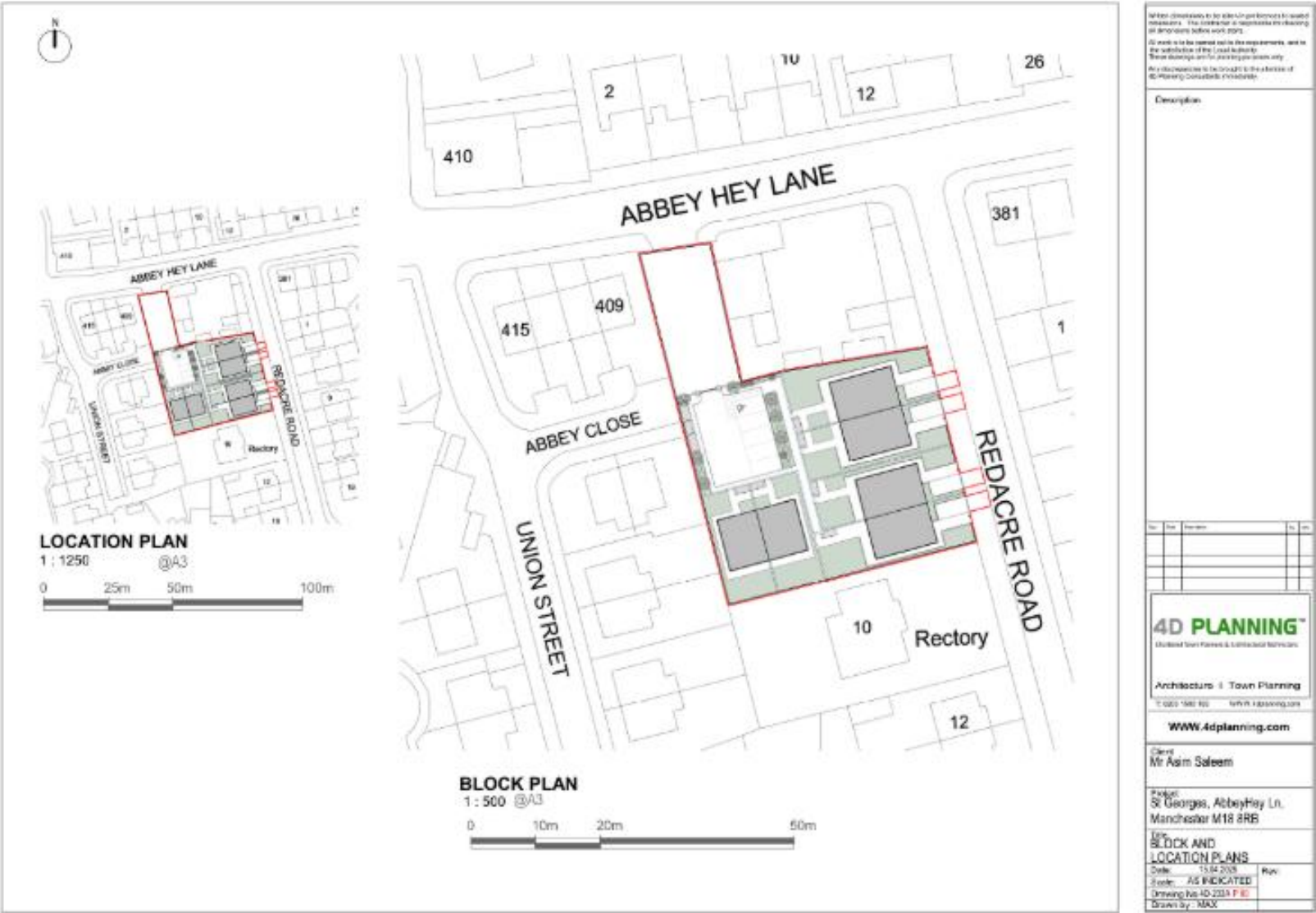
Appendix 1b: PRA and BERs Map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Mixed Scrub	
Photograph	Description
	Fig 1 – scrub on site.
Sparsely Vegetated Urban Land	
Photograph	Description
	Fig 2 – sparsely vegetated land onsite.
Scattered trees	
Photograph	Description

		Fig 3 – scattered trees on site.	
Developed Land Sealed			
Photograph		Description	
		Fig 4 – developed land to the north of the site.	

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