Preliminary Ecological Appraisal (PEA) Survey Report	
For:	MCR Property Group
Site:	Gould Street, Manchester, M4 4AP
Report Date:	15th of July 2025
Report Reference:	SQ-3285

Lead Ecologist:

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Client:	MCR Property Group
Site Name:	Gould Street, Manchester, M4 4AP
Grid Reference:	SJ 84654 99274
Report:	Preliminary Ecological Appraisal
Date of Survey:	11th of July 2025
Surveying Ecologists:	Marie Brown

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
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The contents of this report have been produced with consideration of current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct.

This report should not be submitted as part of a planning application without any accompanying species-specific reports which may have been recommended herein.

Data within this report is valid for a maximum of eighteen months from the date of the survey. After this period, an updated site visit will be required to determine a new ecological baseline.

Site Summary

The site under discussion spans an area of 0.16 hectares and is sectioned into two areas within a larger brownfield site, which is currently utilised as a car park. Surrounding the site are urban habitats with very sparse vegetation. Noteworthy natural spaces near the site include St Michael's Flags & Angel Meadow Park located approximately 90 meters to the southwest and the River Irk, which flows 180 meters to the northwest. Habitats on site include developed land sealed surface, artificial unvegetated unsealed surface, introduced shrub and one small tree.

Findings

Suitable habitats for breeding birds were recorded within the site. Recommendations regarding this habitat are given in the conclusions of this report.

No suitable habitats for European Hedgehogs *(Erinaceus europaeus)* were recorded within the site. No further survey effort is recommended.

No buildings are present on site; old brick walls border the site and there is one small tree within the eastern site area. Both of these habitats were recorded as being **negligible** for roosting bats. No further survey effort is required.

The site was deemed to hold negligible suitability for European Badger *(Meles meles)* habitats. No further survey effort is recommended.

No suitable habitats for reptiles were recorded within the site. No further survey effort is recommended.

No suitable habitats for amphibians were found within the site. No further survey effort is recommended.

No suitable habitats for riparian mammals were recorded within the site. No further survey effort is recommended.

No species listed on Schedule 8 of the Wildlife and Countryside Act 1981 were recorded within the site. No species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site.

The site was recorded to lack significant floral diversity and is unlikely to support important assemblages of invertebrates.

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Appendices and References

Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc. having the potential to affect survey results, no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.

1 Introduction and Background to the Site

1.1 Estrada Ecology Ltd was commissioned to conduct a Preliminary Ecological Appraisal (PEA) of two parcels of land at Gould Street, Manchester, M4 4AP.

1.2 The site consists of

- Developed land sealed surface.
- Artificial unvegetated unsealed surface
- Introduced shrub.
- Scattered tree

1.3 It is understood that the current development proposal is redevelopment, subject to the necessary consents.

1.4 Report Objectives

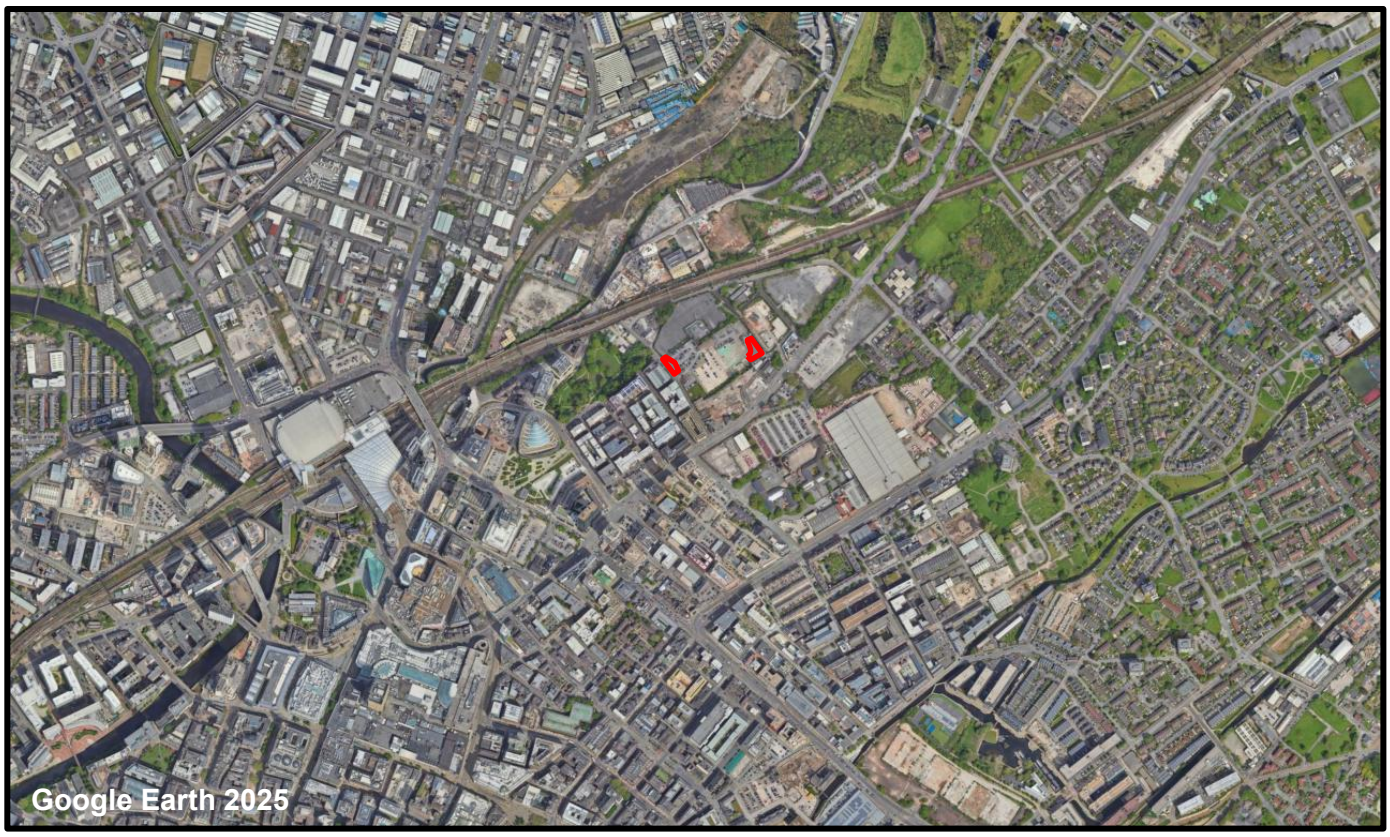
- Present the findings of the ecological survey.
- Assess the potential of existing on-site habitats to support protected or notable species.
- Evaluate any likely ecological impacts on protected and notable species or habitats because of the proposed development.
- Provide recommendations for any further species-specific survey and mitigation measures that may be required; and
- Provide habitat enhancement recommendations in line with the National Planning Policy Framework (NPPF, 2024).

1.5 Site Location and Wider Area

1.5.1 The site is made up of two small areas within the surrounding car park. The western parcel of land is immediately adjacent to the site entrance on Gould Street. The eastern parcel of land includes fenced off areas relating to gas facilities as well as storage areas. Both parcels of land are bordered by brick walls on at least one aspect. The site area to the east contains one building. Both areas are within a large brownfield site currently being used as a car park. All aspects are surrounded by further urban habitats with very limited areas of vegetation. Notable nearby natural spaces include St Michael's Flags & Angel Meadow Park 90 m southwest of site as well as the River Irk flowing 180 m northwest of site.

1.5.2 The survey site's central OS grid reference is SJ 84654 99274.

Figure 1: The survey site within its wider setting.



2 Protected Species Legislation

2.1 Relevant legislation includes the Conservation of Natural Habitats and Species Amendment (EU Exit) Regulations which came into force on 31 December 2020.

2.2 The Natural Environment and Rural Communities (NERC) Act came into force on 1 Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when conducting their normal functions.

2.3 The UK Post-2010 Biodiversity Framework was developed in response to the Convention on Biological Diversity's Strategic Plan for Biodiversity 2011 - 2020. Its five strategic goals and twenty biodiversity targets supersede the UK Biodiversity Action Plan.

2.4 Environment and Biodiversity

2.4.1 Under the National Planning Policy Framework (NPPF, 2024), local planning authorities should aim to conserve and enhance the natural environment when determining planning applications. Local planning authorities also have an obligation to seek opportunities to further enhance the conservation status of Species and Principal

Habitats.

2.4.2 Species and Habitats of Principal Importance for the conservation of biodiversity in England (JNCC, 2009) are covered under section 41 of the Natural Environmental and Rural Communities (NERC) Act (2006). Species and habitats listed within Section 41 need to be taken into consideration by a public body when performing any of its functions, such as assessing planning applications.

2.4.3 Development proposals submitted after 12th February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

2.5 Wildlife

2.5.1 European Protected Species, such as bats (all species) and great crested newt (*Triturus cristatus*), are afforded protection under the Conservation of Habitats and Species Regulations 2017, as well as under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000. It is an offence to:

- Deliberately or recklessly capture, injure, or kill any wild animal of a European protected species.
- Deliberately or recklessly disturb any such animal.
- Damage or destroy their breeding site or resting place.
- Keep, transport, or offer for sale / exchange any live or dead animal, or any part of, or anything from these species.

2.5.2 Disturbance of European Protected Species constitutes any activity which is likely to:

- To impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or, in the case of animals of a hibernating or migratory species, to hibernate or migrate; and
- To significantly affect the local distribution or abundance of the species to which they belong.

2.6 UK Legislation

2.6.1 **Breeding birds** (all species) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird and to take, damage or destroy the nest (whilst being built or in use) or eggs. Schedule 1 species are afforded protection from disturbance at or near nest sites, including reckless disturbance under the Countryside Rights of Way (CRoW) Act 2000.

2.6.2 **Bats** (all native species) and their breeding sites or resting places (roosts) are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5. Under the Act, they are protected from: intentional or reckless disturbance (at any level); obstruction of access to any place of shelter, breeding, or rest; selling, bartering or exchange of these species, or parts of.

2.6.3 **Reptiles** (all native species) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure and trade these animals.

2.6.4 **Amphibians** (all native species) are protected by the Wildlife and Countryside Act 1981 (as amended). The sale, barter, exchange, transportation for sale, and advertising to sell or to buy are an offence.

2.6.5 **Eurasian Badgers** are protected by the Protection of Badgers Act 1992 and under the Wildlife and Countryside Act 1981 (as amended). It is an offence: to wilfully, or attempt, to kill, capture, ill-treat or injure any badger; to obstruct, destroy or damage a badger sett or to disturb a badger whilst within its sett; to sell or offer for sale a live badger, or have possession or control of a live badger; and marking a badger or attaching any ring, tag, or other marking device to a badger.

2.6.6 **Eurasian Otters** are a European Protected Species (EPS) and are also fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. It is against the law to capture, kill, disturb or injure otters (on purpose or by not taking enough care); damage or destroy a breeding or resting place (deliberately or by not taking enough care); obstruct access to their resting or sheltering places (deliberately or by not taking enough care); and possess, sell, control or transport live or dead otters, or parts of otters.

2.6.7 **European Water voles** are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 and is a priority conservation species. It is against the law to: Intentionally capture, kill, or injure water voles, damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care), disturb them in a place of shelter or protection (on purpose or by not taking enough care), and possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

3 Survey Methodology

3.1 Desktop Survey

3.1.1 A biological data records search was commissioned from Greater Manchester Ecology Unit for a 1 km radius from the central grid reference.

3.1.2 Further inspection, using colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk), MAGIC (www.magic.defra.gov.uk), aerial photographs from Google Earth (www.maps.google.co.uk), was also undertaken to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

3.1.3 Furthermore, consultation with MAGIC was undertaken to ascertain any European Protected Species Mitigation Licences granted within a 1 km radius from grid.

3.1.4 Natural England's Geoportal: England-wide data for great crested newts (GCN) was analysed for any records within a 1km radius from grid. The dataset contains eDNA pond surveys for district level licensing (England). When available for the location, the Risk Zones for GCN are considered for the site.

3.2 Field Survey

3.2.1 The survey area was investigated on foot to ascertain habitats on site and the potential of those habitats to support ecological diversity. The vegetation types present within the site were assessed by junior ecologist; Marie Brown using methodology based on that described in the UK Habitat Classification User Manual Version 2.0 (2023) and CIEEM's Guidelines for Ecological Impact Assessment (2018).

3.2.2 Habitats and features with potential to support protected and / or conservation priority faunal species, together with any field signs of such species were recorded on the field map using target notes. A search was undertaken for the following key habitats and field signs for protected or conservation priority species highlighted in Table 1.

Table 1: Key habitats and field signs of protected and priority species.

Taxon	Indicative Habitats	Field Signs
Bats	Roosts - Trees, buildings, bridges caves etc. Foraging areas - e.g., parkland, water bodies and streams, wetlands, woodland edge, hedgerow. Commuting routes - linear features (e.g. hedgerows).	In or on potential roost sites: Droppings stuck to walls; urine spotting in roof spaces; oil from fur staining around roost entrances; feeding remains (e.g. moth wings).
Great Crested Newts	Ponds within 500m of suitable habitat within the site boundary. Suitable (terrestrial) habitat includes rough grassland, scrub and woodland, log and rubble piles and other debris, animal burrows.	Eggs, Individuals of all life stages. Egg rolled plants.
Reptiles	Rough grassland, log and rubble piles, compost heaps.	Sloughed skins; eggs, individuals.
Birds	Trees, scrub, hedgerow, field margins, grassland.	Nests; droppings below nest sites (especially in buildings of trees); tree holes.
Badgers	Found in most rural and many urban habitats.	Excavations and tracks: sett entrances, latrines, hairs, well- worn paths; prints; snuffle holes.
Otter	Water bodies / water courses.	Holt entrances; prints; latrine / spraint sites; anal jelly / smears.
Water Vole	Water bodies / water courses.	Burrow entrances; prints; latrine areas; faeces; feeding stations.
BAP invertebrates	Each butterfly species has its own habitat requirements determined by the food plant of the caterpillar, the nectar source for the adult and the conditions needed for the caterpillar to survive and then pupate successfully.	Eggs, larva, Pupa, adult butterfly. Habitat type and presence of food plants.

3.3 Timing and Weather Conditions

3.3.1 The survey was conducted on the morning of the 11th of July 2025.

3.3.2 Weather conditions at the time of the site visit were sunny and clear with no wind and temperatures of 28°C.

3.4 Personnel

3.4.1 The survey was undertaken by assistant ecologist Marie Brown BSc (Hons), MSc.

3.4.2 All surveying ecologists worked under the supervision and guidance of experienced ecologist Natasha Estrada BSc (Hons), MRes, MCIEEM, who is a licensed bat ecologist (2015-12213-CLS-CLS) and the named ecologist on several Natural England European Protected Species Mitigation Licenses.

3.5 Preliminary Roost Assessment

3.5.1 Where present and access could be gained, trees and buildings were subject to an external inspection to determine their suitability to support roosting bats. The external inspections were conducted in accordance with current best practice guidance (Collins, 2023).

3.5.2 Potential bat roost features and field sign evidence of use of the site by bats include the presence of droppings, stain, or grease marks, feeding remains, or the observations of the bats themselves.

3.5.3 Where present, trees, buildings and the quality of on-site habitats were then categorised based on the classification criteria in 'Bat Surveys for Professional Ecologists' (Collins, 2023). Classification criteria are presented below:

- **Negligible:** No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
- **Low:** A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
- **Moderate:** A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.
- **High:** A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts (e.g., maternity, or classic cool / stable hibernation site).

4 Ecological Constraints

4.1 It should be noted that this ecological appraisal provides baseline ecological data at the time of survey only and does not include flora or fauna which may be present at different times of the year.

4.2 An absence of species records from within a search radius does not provide confirmation that a species is absent from within the search area.

4.3 The site was considered fully surveyed during the site visit.

5 Survey Results

5.1 Field Survey Results

5.1.1 **Habitat Overview**

5.1.1.1 A summary of the habitats recorded during the site inspection are listed as follows:

Table 2: Recorded Habitats Within the Site Boundaries.

Habitat	UK HABS Codes	
	Primary	Secondary
Developed Land Sealed Surface	**u1b6**	-
Artificial Unvegetated Unsealed Surface	**u1c**	-
Introduced Shrub	u1	**847**
Scattered Tree	u	**32**

5.1.1.2 A map of all habitats can be seen in appendix one. A list of all species recorded on the site during the survey can be found in appendix two.

5.1.2 **Developed Land Sealed Surface**

5.1.2.1 The main habitat within the two parcels of land is developed land sealed surface. This brownfield site is currently being used as a car park. The parcel of land to the east also has areas used for storage. Brick walls line the northeastern and southeastern aspects of the eastern parcel of land as well as the northern aspect of the western parcel of land. These walls have no suitable roost features for bats.

5.1.2.2 The eastern area also contains a storage container in the southeastern corner. There is scattered ruderal and ephemeral plant colonisation, none of which is large enough to form a separate functional habitat.

5.1.2.3 Species within this habitat include buddleia (*Buddleja davidii*), bramble (*Rubus fruticosus*), nettle (*Urtica dioica*), dandelion (*Taraxacum officinale*), rosebay willowherb (*Chamerion angustifolium*) and false oat grass (*Arrhenatherum elatius*).

5.1.2.4 Under current works proposals, this habitat will be impacted. Recommendations regarding this habitat and any species within it are given in the conclusion of this report.

Figure 2: Developed Land Sealed Surface



5.1.3 **Artificial Unvegetated Unsealed Surface**

5.1.3.1 A fenced off area within the eastern parcel of land is artificial unvegetated unsealed surface with large aggregate ballast style stones. Some ruderal colonisation can be found throughout this habitat with limited denser ephemeral colonisation on the periphery. This was not deemed to be a separate habitat due to being too sparse and not dense enough to be a functional habitat in its own right. Chain link fencing surrounds the site, limiting connectivity for wildlife to utilise the site.

5.1.3.2 Species recorded within this habitat include false oat grass, rosebay willowherb, creeping buttercup *(Ranunculus repens)*, cleavers *(Galium aparine)*, buddleia, sycamore saplings *(Acer pseudoplatanus)*, ivy *(Hedera helix)*, and bramble.

5.1.3.3 Under current works proposals, this habitat will be impacted. Recommendations regarding this habitat and any species within it are given in the conclusion of this report.

Figure 3: Artificial Unvegetated Unsealed Surface



5.1.4 **Introduced Shrub**

5.1.4.1 Within the western parcel of land is a small area of introduced shrub that has been colonised by ruderal and ephemeral vegetation.

5.1.4.2 Species recorded within this habitat include bramble, nettle, buddleia, wild lettuce (*Lactuca virosa*), rosebay willowherb, rose (*Rosa sp.*), ash saplings (*Fraxinus excelsior*), sycamore saplings, wall lettuce (*Mycelis muralis*), dandelion, hawkbit (*Leontodon hispidus*), cleavers, horseweed (*Erigeron canadensis*), ivy, dogwood (*Cornus sanguinea*) and firethorn (*Pyracantha sp.)*.

5.1.4.3 Under current works proposals, this habitat will be impacted. Recommendations regarding this habitat and any species within it are given in the conclusion of this report.

Figure 4: Introduced Shrub



5.1.5 **Scattered Tree**

5.1.5.1 One colonising buddleia has grown large enough to be classified as a small tree. This tree was individually assessed for bat roost suitability and found to have negligible bat roost suitability. This tree has residual potential to be used by breeding and nesting birds.

5.1.5.2 Species recorded within this habitat include buddleia.

5.1.5.3 Under current works proposals, this habitat will be impacted. Recommendations regarding this habitat and any species within it are given in the conclusion of this report.

Figure 5: Scattered Tree



5.2 Desktop Survey Results

5.2.1 Greater Manchester Ecology Unit returned 168 records from a 1 km radius from the central grid reference. The list of protected and notable species data records is available upon request. In summary, the following records were returned:

Table 3: Records found within the search radius.

Species	Number of Records	Closest Record	Notes
Bats	37	414 m W	29 records of common pipistrelle (*Pipistrellus pipistrellus*). one record of soprano pipistrelle (*Pipistrellus pygmaeus*) and seven bats from pipistrelle genus. All bat records were returned between 2002 and 2023.
Badgers	-	-	Any records of badger have been omitted from this report. Full consideration in regard to badger have been made in the conclusions of this report.
Amphibians	-	-	No records for amphibians, including great crested newts, were returned by the data search.
Reptiles	-	-	No records for reptiles were returned by the data search.
Riparian Mammals	-	-	No records for riparian mammals were returned by the data search.
Hedgehog	1	811 m SW	One record of hedgehog was returned by the data search from 2020.

5.2.2 Consultation with Greater Manchester Ecology Unit returned 21 European Protected Species Mitigation Licences within a 1 km radius from grid.

Table 4: European Protected Species Licences granted within the search radius.

Licence Number	Date	Location from Site	Species	Purpose
EPSM2010-1888	2010-2012	1282 meters northeast	Common Pipistrelle, Soprano Pipistrelle	Destruction of a Resting Site
2019-43484- EPS-MIT	2019-2020	1071 meters east	Common Pipistrelle	Destruction of a Resting Site
2019-41924- EPS-MIT-1	2020-2031	1280 meters southeast	Common Pipistrelle	Destruction of a Breeding Site, Destruction of a Resting Site
2014-3531- EPS-MIT	2014-2019	743 meters southeast	Common Pipistrelle	Destruction of a Resting Site
2014-3531- EPS-MIT-1	2015-2020	743 meters southeast	Common Pipistrelle	Destruction of a Resting Site
2014-3531- EPS-MIT-2	2016-2016	743 meters southeast	Common Pipistrelle	Destruction of a Resting Site
EPSM2013-5644	2013-2015	558 meters southeast	Common Pipistrelle	Destruction of a Resting Site
2016-24504- EPS-MIT	2016-2018	558 meters southeast	Common Pipistrelle	Destruction of a Resting Site
2016-24504- EPS-MIT-1	2016-2016	558 meters southeast	Common Pipistrelle	Destruction of a Resting Site
2014-6380- EPS-MIT	2015-2020	671 meters southwest	Common Pipistrelle	Destruction of a Resting Site
2014-6380- EPS-MIT-1	2015-2020	671 meters southwest	Common Pipistrelle	Destruction of a Resting Site
2014-6380- EPS-MIT-2	2017-2023	671 meters southwest	Common Pipistrelle	Destruction of a Resting Site

2014-4219- EPS-MIT	2014-2020	1093 meters southwest	Common Pipistrelle	Destruction of a Resting Site
2017-31569- EPS-MIT	2017-2019	1176 meters southwest	Common Pipistrelle	Destruction of a Resting Site
2018-33673- EPS-MIT	2018-2040	1182 meters southwest	Common Pipistrelle	Disturbance of a Resting Place, Destruction of a Resting Site
2014-490- EPS-MIT	2014-2017	1232 meters south	Common Pipistrelle, Soprano Pipistrelle	Destruction of a Resting Site
2019-38955- EPS-MIT	2019-2021	1618 meters south	Common Pipistrelle	Disturbance of a Resting Place, Destruction of a Resting Site
2020-50604- EPS-MIT	2021-2022	1754 meters south	Common Pipistrelle	Destruction of a Resting Site
2020-45213- EPS-MIT	2020-2025	1523 meters southwest	Common Pipistrelle	Destruction of a Resting Site
EPSM2012-5061	2012-2015	1715 meters southwest	Brown Long-Eared Bat (*Plecotus Auratus*)	Disturbance of a Breeding Site, Disturbance of a Resting Place, Destruction of a Resting Site
EPSM2012-4767	2012-2013	1715 meters southwest	Common Pipistrelle	Destruction of a Resting Site

5.2.3 No records for great crested newt presence were recorded within a 1km radius from grid via consultation with Natural England's eDNA pond surveys for District Level Licensing (England). The site is recorded as falling within a green-risk zone for GCN.

5.3 Designated Sites

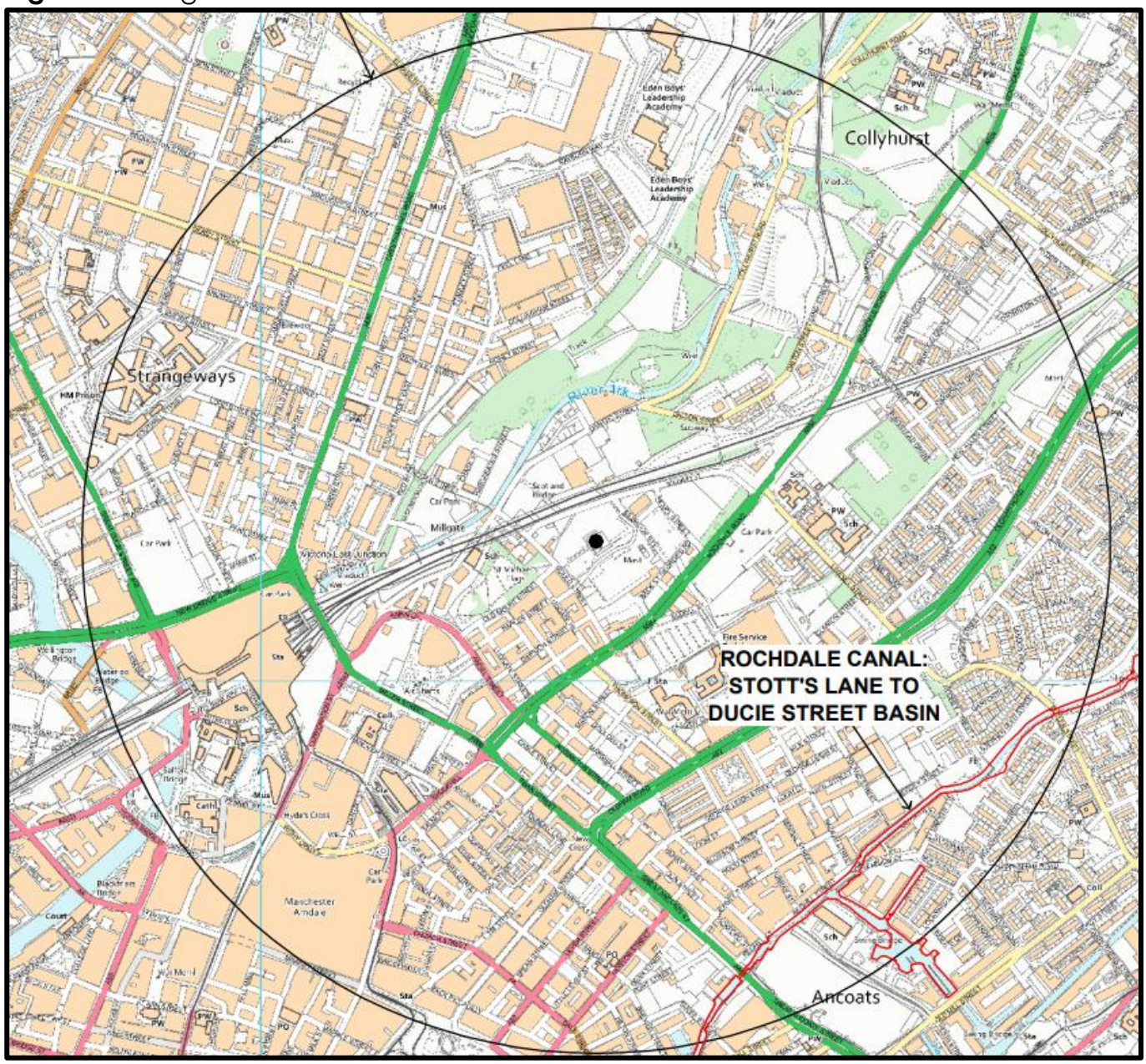
5.3.1 Consultation with Greater Manchester Ecology Unit returned no Statutory Designated Sites within the 1 km search radius from grid.

5.3.2 Consultation with Greater Manchester Ecology Unit returned one Non-Statutory Designated Site within the 1 km search radius from grid.

Table 5: Non-Statutory Sites within the Search Radius

Site Name	Figure Ref	Designation	Distance from Site	Works Impact Likelihood
Rochdale Canal	1	Site of Biological Importance (SBI)	791 meters southeast	Negligible

Figure 6: Designated Sites within the Search Radius



5.4 Priority Habitats and Priority Species

5.4.1 No priority habitats were recorded within the redline site boundary.

5.4.2 Four priority habitats were recorded outside the redline site boundary but within the search radius as displayed in table 6 below.

Table 6: Priority Habitats outside the Site Boundary but within the Search Radius

Habitat Type	Habitat Description
Open Mosaic Habitat	Multiple compartments within the search radius, the nearest of which is 64 m northeast of site.
Deciduous Woodland	Multiple compartments within the search radius, the nearest of which is 330 m northwest of site.
Good Quality Semi-Improved Grassland	One compartment within the search radius, 1512 m northwest of site.
Wood Pasture and Parkland	One compartment within the search radius, 1591 m northeast of the site.

5.4.3 No protected species listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary.

5.4.4 No non-native / invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site boundary.

5.5 Protected Species

5.5.1 **Breeding Birds**

5.5.1.1 No current or historic evidence of breeding birds using the site was recorded within the surveyed area. One small buddleia tree was found on site which provides residual potential for breeding birds. Tall walls lining the site offers residual roosting potential for birds.

5.5.1.2 The site was recorded as having suitable habitats in which, nesting or ground nesting birds could potentially utilise for nesting or breeding purposes.

5.5.1.3 Residual impacts towards breeding birds are anticipated. Further recommendations are given within the conclusions of this report in regard to breeding birds.

5.5.2 **Bats**

5.5.2.1 There is one tree and no formal buildings within the site. The one tree was surveyed individually and found to have negligible suitability for roosting bats. The storage container has negligible suitability for roosting bats.

5.5.2.2 The site does not constitute as likely major foraging or commuting ground, based on the habitat composition. No evidence of foraging or commuting suitability has been found within or adjacent to the site. It is predicted that bats will be affected by disturbance levels/proposed works.

5.5.2.5 No further recommendations regarding bats are given within this report.

5.5.3 **Badger**

5.5.3.1 No presence of badgers was recorded within the site.

5.5.3.2 The site is deemed to hold negligible suitability for badgers.

5.5.3.3 No impacts towards Eurasian Badgers are anticipated. No further recommendations are given within the report in regard to badgers.

5.5.4 **European Hedgehog**

5.5.4.1 No evidence of western European hedgehogs was recorded for the search radius. No field-sign evidence suggesting the use of the site by hedgehogs was recorded.

5.5.4.2 The site is deemed to offer negligible suitability for hedgehogs.

5.5.4.3 No impacts towards European Hedgehogs are anticipated. No further recommendations are given within the report in regard to hedgehogs.

5.5.5 **Riparian/Aquatic Mammals**

5.5.5.1 No field sign evidence for aquatic mammals was recorded within the site.

5.5.5.2 No aquatic habitat deemed suitable for use by aquatic mammals was recorded within the curtilage of the site or in the immediate environment.

5.5.5.3 No terrestrial habitat deemed suitable for use by aquatic mammals was recorded within the curtilage of the site or in the immediate environment.

5.5.5.4 No impacts towards riparian mammals are anticipated. No further recommendations are given within the report in regard to riparian mammals.

5.5.6 **Amphibians**

5.5.6.1 The site is deemed to offer negligible suitability for amphibians. No presence of great crested newts was detected within the site during the survey(s); the great crested newt risk level is green.

5.5.6.2 No habitats suitable for amphibians were detected within the site. No habitats suitable for amphibians were detected outside the site within a 500m radius from the central grid reference. An eDNA will not be run on this site.

5.5.6.3 No impacts towards amphibians are anticipated. No further recommendations are proposed for this species.

5.5.7 **Reptiles**

5.5.7.1 No reptiles were recorded on site during the survey.

5.5.7.2 No aquatic habitat deemed suitable for use by reptiles was recorded within the curtilage of the site.

5.5.7.3 No terrestrial habitat deemed suitable for use by reptiles was recorded within the curtilage of the site.

5.5.7.4 No suitable connectivity is present in which reptiles could utilise.

5.5.7.5 No impacts towards reptiles are anticipated. No further recommendations are proposed for this species.

5.5.8 **Other species**

5.5.8.1 The site does not support suitable habitat for any other protected or significant fauna, such as barn owl (*Tyto alba*), dormouse (*Muscardinus avellanarius*), brown hare (*Lepus europaeus*), or white-clawed crayfish (*Austropotamobius pallipes*). No impacts towards these species are anticipated.

6 Conclusions

6.1 Designated Sites

6.1.1 No Statutory Designated Sites were recorded within the 1 km search radius.

6.1.2 One Non-Statutory Designated Site was recorded within the 1 km search radius. The potential for impact to Rochdale Canal is negligible. No recommendations are required.

6.1.3 The site is not recorded as being within any notable designated sites or impact zones.

6.2 Habitats and Vegetation

6.2.1 No priority habitats were recorded within the redline boundary. Four priority habitats were identified within the search radius. No impacts are expected towards these habitats.

6.2.2 No trees which are on the Ancient Tree Inventory were recorded on site.

6.2.3 No protected or notable flora listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) was recorded during the survey.

6.2.4 No non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded during the survey.

6.3 Recommendations for Further Surveys / Mitigation

6.3.1.1 Breeding birds

6.3.1.2 No active or historic evidence of breeding birds was located on site. One tree and tall walls provide residual breeding bird roosting suitability.

6.3.1.3 Due to the residual possibility of birds nesting on site, it is recommended that all clearance of vegetation be conducted outside of the breeding bird season (April to September inclusive). If clearance of vegetation outside the breeding bird season is not feasible, a pre-works check by a suitably qualified ecologist is recommended.

6.3.2 **Schedule 9 Species**

6.3.2.1 No schedule 9 species have been identified within the site during the survey. Therefore, no further action is needed in regard to invasive species. Should any schedule 9 species be identified, a suitable ecologist should be notified.

7 Biodiversity Enhancement

7.1 In line with National planning Policy Framework (2024) the application should demonstrate biodiversity enhancements.

7.2 Due to the size of the site and location, applicable specific habitat enhancements could include:

- Boundary features should be made permeable to small terrestrial mammals such as hedgehogs.
- A planting scheme should be implemented within the scheme to create a greenspace within the site. Plantings should comprise native species of high biodiversity value.

7.3 In line with National Policy, developments submitted for planning after the 12th of February 2024, with some exceptions, are expected to achieve a 10% net gain minimum increase in site biodiversity value from the existing baseline assessment.

7.4 A baseline assessment of the site and condition assessment of the habitats present was conducted during the survey. The results of the baseline BNG assessment are outlined below. Units are given to two decimal places.

Table 7: Statutory Metric Baseline

Area Habitat	UK HABS codes		Condition Assessment/ Strategic Significance	Area Size (ha)	Baseline Units (2 d.p.)
	Primary	*Secondary*			
Developed Land Sealed Surface	**u1b6**	-	N/A - No strategic significance	0.1873	0.00
Artificial Unvegetated Unsealed Surface	**u1c**	-	N/A - No strategic significance	0.0208	0.00
Introduced Shrub	u1	**817**	N/A - No strategic significance	0.0124	0.02
Scattered Tree (Urban)	u	**32**	Poor - No strategic significance	0.0041	0.02

7.5 The total value of the site at the baseline is calculated to be 0.04 area habitat units. No linear (hedgerow) or watercourse units are recorded on the baseline. No irreplaceable habitats are recorded on the baseline.

Figure 7: Statutory Metric Baseline

Gould Street			
Headline Results	Return to results menu		
Scroll down for final results ⚠			
On-site baseline	*Area habitat units*	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	-0.04	-100.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

7.6 To achieve the target 10% net gain, the site post-development will need to provide a total value of 0.05 area habitat units, minimum.

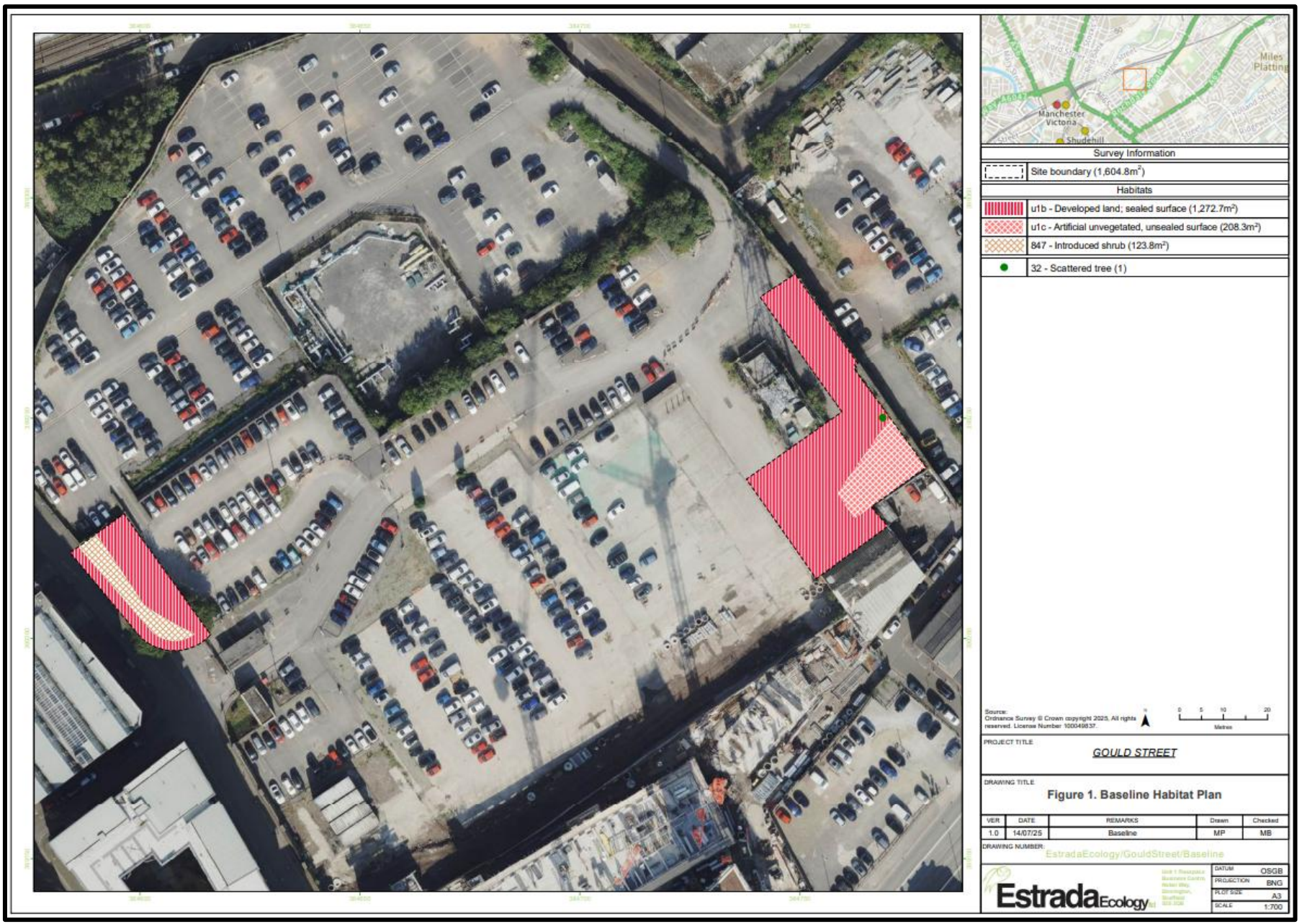
Figure 8: Statutory Metric Final Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.04
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-100.00%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Area created must match area lost for both onsite and offsite ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.04	0.05	0.05
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Appendix One: Habitat map – measured.



Appendix Two: Species list (on site)

Vernacular	Taxon
Flora	
Ash	*Fraxinus excelsior*
Bramble	*Rubus fruticosus*
Buddleia	*Buddleja davidii*
Cleavers	*Galium aparine*
Creeping Buttercup	*Ranunculus repens*
Dandelion	*Taraxacum officinale*
Dogwood	*Cornus sanguinea*
False Oat Grass	*Arrhenatherum elatius*
Firethorn	*Pyracantha sp.*
Hawkbit	*Leontodon hispidus*
Horseweed	*Erigeron canadensis*
Ivy	*Hedera helix*
Nettle	*Urtica dioica*
Rose	*Rosa sp.*
Rosebay Willowherb	*Chamerion angustifolium*
Sycamore	*Acer pseudoplatanus*
Wall Lettuce	*Mycelis muralis*
Wild Lettuce	*Lactuca virosa*

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