Preliminary Ecological Appraisal and Day Time Building Inspection

Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX

Ref: 2066.24

Date: October 2024

(See revision dates below)

Rev	Date	Details

Ascerta
Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG
T: 0845 463 4404 E: info@landscapetreesecology.com
www.landscapetreesecology.com

Reference	2066.24
Site	Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX
Client	**Corstorphine and Wright**
Date	October 2024
Field Work by	Kira Lovatt MSc
Document Author	Kira Lovatt MSc
Technical Review	Liz Kenyon BSc (Hons)
QA Review & Approval	Ciaran Power - Operations Manager

Contents

EXECUTIVE SUMMARY ..... - 3 -
1.0 Introduction ..... - 5 -
2.0 Objectives ..... - 6 -
3.0 Survey Methods ..... - 7 -
3.1 Desk Study ..... - 7 -
3.2 Field Survey ..... - 7 -
3.3 Bat Survey Methods ..... - 8 -
3.4 Badger Survey Methods ..... - 10 -
3.5 Evaluation ..... - 11 -
3.6 Limitations ..... - 11 -
4.0 Survey Results ..... - 12 -
4.1 Desk Study ..... - 12 -
4.2 Habitat Survey ..... - 14 -
4.3 Preliminary Bat Roost Assessment of Buildings and Trees ..... - 15 -
4.4 Protected and Notable Species ..... - 16 -
5.0 Evaluation and Recommendations ..... - 19 -
5.1 Designated Sites and Habitats ..... - 19 -
5.2 Protected and Notable Species Recommendations ..... - 19 -
6.0 Conclusions ..... - 21 -
7.0 References ..... - 22 -

Appendix 1 Drawing P.2066.24.E01 Phase One Habitat Survey
Appendix 2 Species Lists and Target notes
Appendix 3 Photographs
Appendix 4 Relevant Legislation
Appendix 5 Data Search Report

EXECUTIVE SUMMARY

Ascerta has been instructed by **Corstorphine and Wright** to carry out a Preliminary Ecological Appraisal and Daytime Building Inspection for bats of the land at the land and the building at Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX (hereafter referred to as **the site**).

The Preliminary Ecological Appraisal and Daytime Building Inspection for Bats comprised of 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 regarding the current site conditions and where appropriate allows recommendations to be made in respect of further potential work in order to satisfy current UK wildlife legislation.

The site comprises an area of a building with an area of land used as a community garden.

Assessed against the '*Guidelines for Ecological Impact Assessment in the UK and Ireland' 2nd edition* (2018), the sites habitats range in ecological value from negligible to within the zone of influence

The site provides habitat for nesting birds, badger, hedgehog, reptiles and amphibians. All habitats assessed are likely to be lost to the proposals. However, 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.

Bat surveys are conducted in accordance with the Bat Surveys for Professional Ecologists - Good Practice Guidelines, published 2023 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale are required.

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

- If works have not begun by October 2026, an updated site visit will be required to assess the habitats within the site;
- A minimum of one nocturnal bat survey at building B1 between May and August to determine if bats are using the buildings as a roost;
- Production and implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
- Production and implementation of a badger RAMS to avoid any harm to this species during the proposed works.
- Production and implementation of a reptile RAMS to avoid any harm to this species during the proposed works
- Production and implementation of an amphibian RAMS to avoid any harm to this species 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;

- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing;

1.0 Introduction

Ascerta has been instructed by **Corstorphine and Wright** to carry out a Preliminary Ecological Appraisal and Daytime Building Inspection for bats at the land at/at the building(s) at the site.
The site OS grid reference is SD 84578 02292 and the What3Words reference is empty.trunk.fixed. The extent of the site is displayed in photograph 1.1 below.



Photograph 1.1: Extent of the site.

The site was visited on 11th October 2024 by Kira Lovatt MSc 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).

The site is comprised as a building, an area of amenity grassland with an area used as a community used as a garden, fruit trees, dense scrub and a boundary fence.

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 UK wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 4.

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

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 UK 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 desk study was undertaken on 7th October 2024 to identify protected and notable habitats and species, and nature conservation designations potentially relevant to the proposed development. The desk study was carried out using the sources detailed in Table 3.1 below.

Table 3.1. Desk Study Data Information

Source	Date Obtained	Data Obtained
Multi-Agency Geographic Information for the Countryside (MAGIC)	7th October 2024	• Statutory designated sites within 2km of the site • Protected and Notable habitats within 2km of the site • Ancient woodlands within 2km of the site • European Protected Species Licenses within 2km of the site
Greater Manchester Ecology Unit (GMEU)	7th October 2024	• Non-statutory designated sites within 2km of the site • Protected and notable species records within 2km of the site • Priority habitats

3.2 Field Survey

A walkover survey of the site was conducted on 11th October 2024 by Kira Lovatt MSc. 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). During the survey, weather conditions were recorded to ensure optimal surveying conditions according to guidelines. Any sub-optimal conditions will be discussed in the limitations.

This includes the identification of the main species present and examination of the potential for any protected species. Habitats were mapped (Appendix 1) and target notes (Appendix 2) made for any interesting features.

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

- Mammals (badgers, bats)
- Birds (including species potentially associated with 'European Sites');
- Amphibians and reptiles;
- Invertebrates;

- Hedgerows and boundaries;
- Invasive plant species; and
- Plant communities and trees.

3.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust's *Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition* (2023). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using table 4.1 page 44 within the Bat Conservation Trust Guidelines (Collins, 2023).

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**. Any 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.

External Inspection of the Building

A daytime internal and external inspection of the building was carried out during the survey by a suitably experienced bat 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 were also checked for signs of use by bats.

Internally, all areas of the buildings were accessed where possible and inspected for signs of use by bats. Signs of use by bats include droppings, scratching, staining, dead bats (particularly in uncovered water tanks) and actual bats. Any features noted, for example, in loft spaces, such as light gaps (indicating potential access points), loft dimensions, presence of roofing felt and loft conditions such as ventilation, temperature and cobweb coverage; were also identified and checked.

Any buildings/trees on-site are categorised as per Table 3.2 (below). Buildings assigned a suitability of **Low** or above may require further inspection if they are to be lost to the development.

Table 3.2: Guidelines for assessing potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. Guidelines taken from table 4.1 page 44 of the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition (2023).

Potential suitability	Description	
	Roosting Habitats in structures	**Potential flight-paths and foraging habitats**
None	*No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).*	*No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).*
Negligible[a]	*No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.*	*No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.*
Low	*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 [b] 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats [c]).*	*Habitat that could be used by small numbers of bats as flight-paths 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 with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity or hibernation – the categorisation described in this table is 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 flight-paths 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 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 [b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.*	*Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths 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] Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

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

[c] 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., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). 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 prominent buildings in the landscape, urban or otherwise.

3.4 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.

Any setts recorded were categorised into sett types using the following criteria (Thornton, 1988):

- Main sett: Usually appearing well-used, well established and having a large number of holes with big spoil heaps, often with piles of old bedding outside;
- Annexe sett: Annexe setts are always close to the main sett and are usually connected by one or more obvious well-worn paths. They consist of several holes but are not necessarily in use the whole time, even if the main sett is very active;
- Subsidiary sett: Often these have very few holes, are usually at least 50m from the main sett and do not have an obvious path connecting them with another sett;
- Outlying sett: Usually comprising one or two holes with very little spoil outside (thus indicating that the tunnel system underground is not extensive), outlying setts have no obvious path connecting them with another sett and are used only sporadically.

Badger survey results can be found in the Confidential Badger Appendix (Appendix number).

3.5 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.

The recommendations detailed within this report aim to meet requirements of the Environment Act and Statutory Biodiversity Metric as far as possible at this stage.

3.6 Limitations

The site visit was undertaken in October. Although this within the sub-optimal time of year for 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 absence of biological records does not necessarily mean the absence of species. This has been considered within the report conclusions.

No access was available to the internal areas of the building. This access limitation has been considered within this report.

The site was visited on only one occasion. This produces a snapshot of habitats and species on the site and others may be present at different times of the day or year. This limitation has been considered within this report.

4.0 Survey Results

4.1 Desk Study

Statutory sites

One statutory designated site was identified within a 2km radius of the proposed development site. This are listed in Table 4.1 below.

Table 4.1 Statutory Designated Sites

Statutory Designated Site	Reason for Designation	Distance to Proposed Development
South Pennine Moors Special Area of Conservation (SAC)	Designated for its Annex 1 Habitats: • Blanket bogs • European dry heaths • North Atlantic wet heaths with *Erica tetralix* • Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles • Transition mires and quaking bogs	3.5km east

Non-statutory sites

Three non-statutory designated sites were identified within a 2km radius of the proposed development site. These are listed in Table 4.2 below

Table 4.2 Statutory Designated Sites

Non-Statutory Designated Site	Reason for Designation	Distance to Proposed Development
Boggart Hole Clough, Charlestown LNR	• Designated for its woodland.	1.43km east
Blackley Forest LNR	• Designated for forest and grassland habitats	1.10km North
The Cliff LNR	• Designated for habitats including woodland 70%, open water 5%, marsh 5% and semi-natural grassland 20%. • Bird assemblage	1.49km West

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

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

Priority Habitats

Numerous areas of Priority Habitat Deciduous Woodland were returned within 2km of the site. The closest area located approximately 20m north of the site.

The site lies within a Conservation Target area for the following Priority Species:

- Lapwing

The site also falls within a breeding area for the following Grassland Assemblage Farmland Birds:

- Lapwing

Priority Species

Following a review of records held by the GMEU, 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 Lern within 2km of the site are displayed within Appendix 5. Protected species legislation can be found within Appendix 4.

Birds

One hundred and seventy-nine records were returned for bird species within 2km of the site. Species returned include Barn owl, Black redstart, grey heron, hobby and kingfisher. All species recorded within 2km are displayed within Appendix 5.

Bats

GMEU returned one hundred and fifteen records for bats within 2km of the site. Bat species include common pipistrelle, soprano pipistrelle, Daubenton's Bat and myotis bat. The closest of which was a 2006 record of common pipistrelle roost located 847m southwest of the site. The most recent recording was a 2022 record of a common pipistrelle located 1.13km west of the site.

Amphibians

Six records for great crested newt were returned within 2km of the site. The closest and most recent of which was a 2011 record located 1.20m southwest the site.

Reptiles

One record for Reptiles were returned within 2km of the site. Species present includes slow worm. The closest of which was a 2011 record of grass snake located 1.54km southeast of the site.

Otter

One records for otter were returned within 2km of the site. The closest of which was a 2013 record located 2.24km north of the site.

Water vole

One record for water vole were returned within 2km of the site. The closest of which was a 2015 record located 1.10km north of the site.

Badger

Three records for badger were returned within 2km of the site. The closest and most recent of which was a 2023 record located 935m southeast of the site.

Other mammals

sixteen records for other mammals were returned within 2km of the site. Species include hedgehog The closest of which was a 2017 record of hedgehog located 1.85m west of the site. The most recent record of a hedgehog was a 2022 record located 1.73km west of the site.

European Protected Species Licences

Four European Protected Species Licence (EPSL) applications within 2km of the site. The dates of issue and location of the licences are listed below:

- 2014 bat licence- 2014-1562-EPS-BDX, located 1.10km north of the site
- 2014 bat licence-2014-1364-EPS-BDX, 1.10km north of the site
- 2012 bat licence- EPSM2010-1888, 1.83km south of the site
- 2014 bat licence- EPSM2013-6051, 2.21km southwest of the site

4.2 Habitat Survey

A habitat survey was conducted on 11th October 2024 by Kira Lovatt MSc for the site. 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). A list and a summary description of key habitats identified within the site is tabled below (see Table 4.6). Notes on the presence or potential presence of protected species are provided in Section 4.6. The Phase 1 Habitat map can be found in P.2066.24.E01 *Phase One Habitat Survey,* Appendix 1 and photographs within Appendix 3. The Target Notes (TN) and lists of species recorded during survey are presented in Appendix 2.

Weather conditions during the survey were mild (13ºC), dry and overcast (3/8 cloud cover) with a F2 (Beaufort Scale) light breeze, therefore appropriate for this type of survey.

Table 4.3. Habitats present on site including habitat alphanumeric code references from JNCC (2010).

Habitat Description and JNCC Codes	Site Description
Building (J3.6)	Building B1 is a small building with false cladding and a tiled apex roof. The building is use on a regular basis and is in good decorative order to the exterior. The building is detailed within section 4.3 below. The building is displayed within photographs 1-4 within Appendix 3.
Hardstanding (J3.4)	A tarmac foot path is located southeast of the building, with a small concrete picnic area located northeast of the building. This feature is displayed within photograph 4 within Appendix 3.
Amenity grassland (J1.2)	Amenity grassland is present throughout the site. The grassland is intensively managed by mowing. The grass sward height is approximately 5cm. Species include ribwort plantain and annual meadow grass. The Southron boundary of the amenity grassland has been encroached by nettle scrub. Raised beds are situated within the amenity grassland, with

	herb species encroaching on to the grassland. Full species lists are detailed within Appendix 2. This habitat is shown in photograph 4, 7 & 8 within Appendix 3.
Dense/continuous scrub (A2.1)	Areas of mixed native species dense scrub is present towards the southern and eastern boundary of the site is a result of a unlaid hedgerow. Species include ash, hazel and hawthorn scrub with bramble and nettle. This habitat is displayed in photographs 5-8 within Appendix 3.
Scattered trees (A3.1)	Scattered fruit trees are present within the amenity grassland, species include apple, cherry and plum trees. A willow arch is also located in the centre of the amenity grassland, with young Salix *sp*. located along the eastern boundary within the scrub. A mature oak tree is located within the amenity grassland, northeast of the building. This habitat is displayed in Photographs 5- 8 within Appendix 3.
Standing water (G1)	A pond is present adjacent to the southern site boundary and is a small, plastic lined garden pond with a small amount of standing water. The pond is encroached by grass species and poorly maintained. This habitat is displayed in photograph 5 within Appendix 3.
Fence (J3.4)	A 1.5m metal picket fence surrounds the boundary of the amenity grassland. This feature is displayed in photograph 4, 5 & 8 within Appendix 3.

4.3 Preliminary Bat Roost Assessment of Buildings and Trees

Table 4.4. Preliminary bat roost assessment of buildings and trees within the site

	Building Description
Building B1	Building B1 is a single storey building located within the park. The building comprises of an apex roof with roof tiles, and false clad walls on the exterior. Building 1 is displayed within Photographs 1-4 within Appendix 3. The building is currently occupied and in a good decorative order, with no loft void present. The building is constructed in false clad boards. The facias are intact with no gaps present. Vents are present on the facia boards with all the mesh grates intact. The exterior walls were well presented with no gaps or cracks identified. The windows and doors are metal frames with intact single glazed glass windows. The building had limited windows, with no windows located on the west of the building, during the inspection the windows were covered with metal panels. The door is a heavy-duty fire door with no gaps present around the frames. The roof is a false apex roof with roof tiles. Slight gaps between the pitch of the roof and the tiles are located on the south of the building are present. No evidence of bats was identified during the external inspection.

	Assessment of B1
	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.

4.4 Protected and Notable Species

Table 4.6: Habitat suitability for protected and notable species, including evidence, further survey information and reference to photographs/drawings where applicable.

Birds	**Habitat suitability**
	Scrub, amenity grassland, continuous scrub and scattered trees. These provide suitable foraging and nesting opportunities for bird species.
	Species seen / Evidence of presence / Features identified
	During the survey, passerine species were identified within the site. The site falls within the protected area for Farmland Bird Assemblage for lapwing, however, due to the location within the landscape and habitat type, the proposed development will not affect lapwing population.
	Further survey required
	For any vegetation removal to be undertaken, a nesting bird survey will be required (section 5.2).
Bats	**Habitat suitability**
	The building B1 on site offer **negligible** to **low** potential to support bat roosts as detailed above in section 4.3 Continuous scrub, amenity grassland and scattered trees within the site provide good suitability for commuting and foraging bats, with good connectivity to the surrounding land use.
	Species seen / Evidence of presence / Features identified
	Evidence of bats was not identified within the site during the survey. Suitable features for crevice dwelling species were identified within on the south elevation of roof of building B1.
	Further survey required
	One initial nocturnal bat activity survey is required to identify if bats are using the building as a roost (see section 5.2).
Badger	**Habitat suitability**
	Scattered trees, amenity grassland and scrub habitats within the site provide limited foraging and shelter habitat for badger.
	Species seen / Evidence of presence / Features identified
	No evidence of badger was identified within the site during the survey.
	Further survey required
	No further survey effort of badger will be required; however Reasonable Avoidance Measures (RAMS) should be implemented (see section 5.2).
	Habitat suitability
	The site and adjacent areas provide no suitable habitats for water vole .
	Species seen / Evidence of presence / Features identified
	No evidence of water vole was identified during the site visit.

Water vole	**Further survey required**
	Water vole will not be impacted by the proposals within the site therefore, water vole do not require further consideration within this planning application and will not be discussed further within this report.
Otter	**Habitat suitability**
	The site and adjacent areas provide no suitable habitats for otter.
	Species seen / Evidence of presence / Features identified
	No evidence of water vole or otter were identified during the site visit.
	Further survey required
	Otter will not be impacted by the proposals within the site therefore, water vole and otter do not require further consideration within this planning application and will not be discussed further within this report.
Amphibians	**Habitat suitability**
	The pond just outside of the site boundary may provide suitable habitat for amphibians when high rainfall is present, however, the pond on site is unlikely to support great crested newt. Amenity grassland and scrub provides terrestrial habitats for amphibians and the pond will provide some limited aquatic habitat for amphibians.
	Species seen / Evidence of presence / Features identified
	No evidence of amphibians was identified within the site during the survey.
	Further survey required
	Reasonable Avoidance Measures (RAMS) should be implemented if the pond is disturbed or removed due to the works (see section 5.2).
Reptiles	**Habitat suitability**
	The scrub and amenity grassland may support reptile populations.
	Species seen / Evidence of presence / Features identified
	No evidence of reptiles was identified within the site during the survey.
	Further survey required
	Reasonable Avoidance Measures (RAMS) should be implemented (see section 5.2).
Invertebrates	**Habitat suitability**
	The amenity grassland, scattered trees and scrub provides habitat for invertebrates, however the area is prone to human disturbance.
	Species seen / Evidence of presence / Features identified
	No evidence of invertebrates was identified within the site during the survey.
	Further survey required
	No further survey for invertebrates will be required. Invertebrates do not require consideration within this planning application and will not be discussed further.
Small mammals	**Habitat suitability**
	Scattered trees, amenity grassland and scrub within the site provide limited foraging and shelter habitat for small mammal species such as hedgehog.
	Species seen / Evidence of presence / Features identified
	No evidence of hedgehog was identified within the site during the survey.
	Further survey required
	No further survey effort of other small mammals will be required; however Reasonable Avoidance Measures (RAMS) should be implemented (see section 5.2).

Invasive species

No non-native invasive species were identified within the site during the walkover survey.

5.0 Evaluation and Recommendations

5.1 Designated Sites and Habitats

There are no statutory or non-statutory protected sites within the vicinity of the proposals that are likely to be influenced by the proposals due to the distance from the site. It is considered that there will be no impact on any statutory or non-statutory sites in the vicinity as a result of the proposals.

Mitigation

The habitats on site comprise of Amenity grassland, continuous scrub, scattered trees and a pond. These habitats are considered to have an ecological value of **Local 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 Recommendations

Birds

The scattered trees, amenity grassland, building and scrub provide suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance 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 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.

Building B1 presents **low** bat roost potential will require a **minimum of one nocturnal survey** undertaken between **May and August** to assess if bats are using the buildings within the site as a roost and to inform further recommendations if required.

Badger

The site provides limited habitat for badger within the scrub and amenity grassland.

As badgers are a mobile species is it recommended an **updated badger check of suitable habitats** (scrub and semi-improved grassland) is undertaken prior to works commencing within the site to avoid harm to badger that may have moved into the habitats within the site. It is recommended that a **Badger Reasonable Avoidance Measures (RAMS) Method Statement** is implemented during the works to avoid harm to this species.

Amphibians

The small pond within the amenity grassland may provide amphibians with aquatic habitat when the pond is full due to rainwater. These habitats are likely to be impacted by the proposals and therefore, it is recommended as the areas to be lost and are small in size that an **Amphibian Reasonable Avoidance Measures (RAMS) Method Statement** is implemented during the works to avoid harm to this species.

Reptiles

The site provides habitat for reptiles within the amenity grassland and continuous scrub. These habitats are likely to be impacted by the proposals and therefore, it is recommended that a **Reptile Reasonable Avoidance Measures (RAMS) Method Statement** is implemented during the works to avoid harm to this species.

Small mammals

The site provides habitat for badger within the amenity grassland, continuous scrub and scattered trees.

These habitats are likely to be impacted by the proposals and therefore, it is recommended that a **Hedgehog Reasonable Avoidance Measures (RAMS) Method Statement** is implemented during the works to avoid harm to this species.

To enable hedgehog continued use of the site it is advised that gaps of at least 13cm by 13cm are left under any new fences to enable hedgehog to roam freely within the area following development.

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:

- Provision of 2 bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated within the new buildings on site;
- Provision of 2 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;
- 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, field maple, 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 and a preliminary bat roost assessment of all buildings. During the survey and following review of historical species records, it is considered that an impact on birds, bats, reptiles, amphibians and hedgehog are likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by October 2026, an updated site visit will be required to assess the habitats within the site;
- A minimum of one nocturnal bat survey on buildings B1 between May and August to determine if bats are using the buildings as a roost;
- Production and implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
- Production and implementation of a badger RAMS to avoid any harm to this species during the proposed works.
- Production and implementation of a reptile RAMS to avoid any harm to this species during the proposed works
- Production and implementation of an amphibian RAMS to avoid any harm to this species 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;
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing;

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

ARG UK. (2010). *ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index*

Bat Conservation Trust (2018). *Bats and lighting in the UK- bats and the built environment series 08/18* Bat Conservation Trust, London.

Chanin, P. (2003). *Monitoring the Otter Lutra lutra. Conserving Natura 2000 Rivers Monitoring Series No. 10*, English Nature, Peterborough.

CIEEM (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.* Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2021). *Bat Mitigation Guidelines: A guide to impact assessment, mitigation and compensation for developments affecting bats. Beta version.*

Collins, J. (Ed.). (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). Bat Conservation Trust, London.

Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit*. JNCC Publications, Peterborough.

Joint Nature Conservation Committee (JNCC). *The UK Biodiversity Action Plan (UK BAP)* [online] Available at: www.jncc.defra.gov.uk/page-5155

Key, B. T. H. (2018). *Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-Care and Ecology Professionals*. Pelagic Publishing Ltd.

Maddock, A. (2008). UK biodiversity action plan; priority habitat descriptions. *UK Biodiversity Action Plan, 94pp*.

Ministry of Housing, Communities and Local Governments (2023). *National Planning Policy Framework (NPPF).* [online] Available at: National Planning Policy Framework - GOV.UK (www.gov.uk)

Multi Agency Geographic Information for the Countryside (MAGIC) [online] Available at: MAGIC (defra.gov.uk)

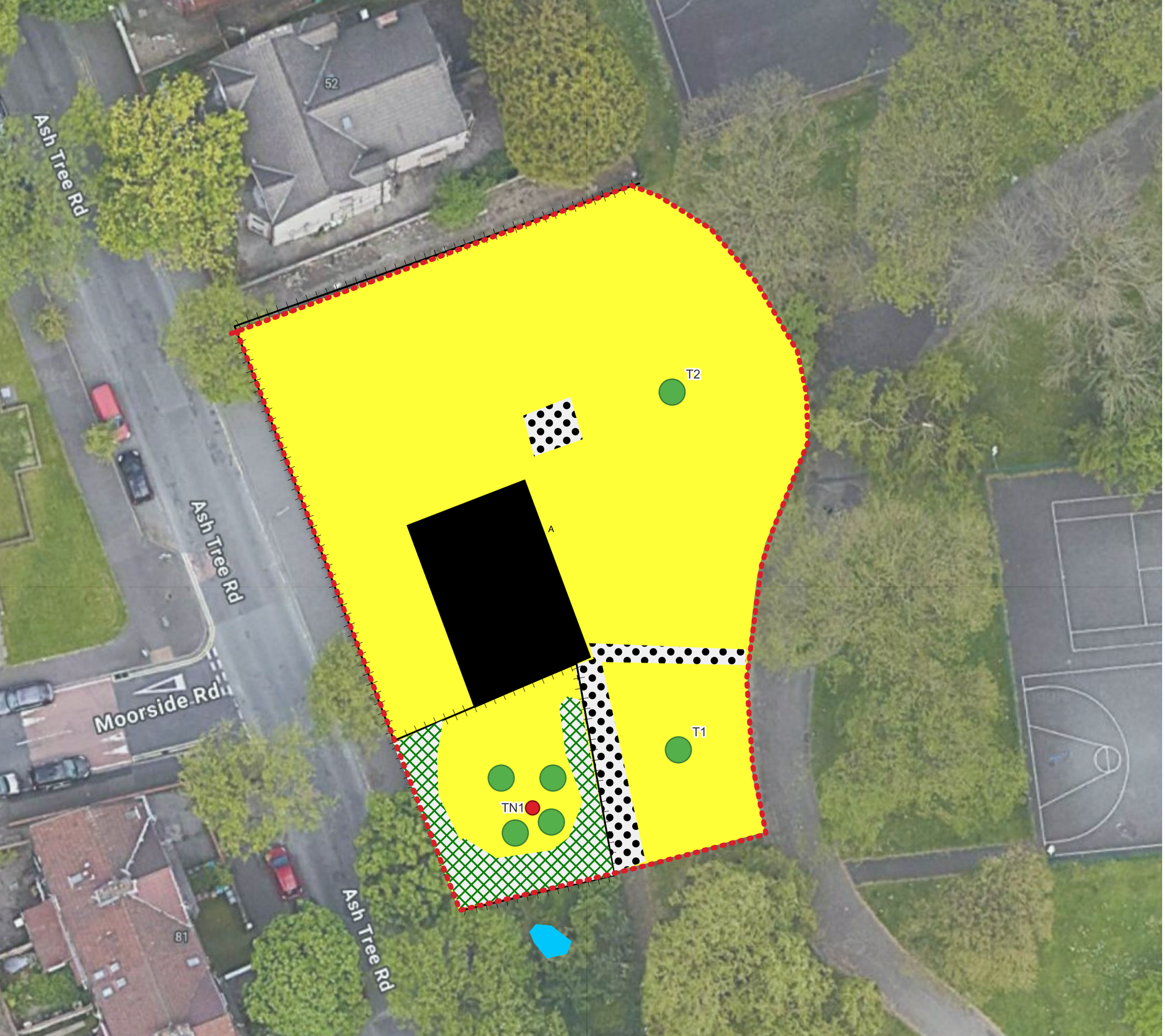
Oldam *et al*. (2000). *Evaluating the suitability of habitat for the great crested newt (Triturus cristatus). Herpetological Journal 10, 143– 155*

Rose, F., O'Reilly, C., Smith, D. P., & Collings, M. (2006). *The wild flower key: how to identify wild flowers, trees and shrubs in Britain and Ireland*. Frederick Warne.

Stace, C. (2010). *New flora of the British Isles*. Cambridge university press.

Strachan, R., Moorhouse, T., Gelling, M. (2011) *Water Vole Conservation Handbook, 3rd Edition.* Wildlife Conservation Research Unit: Abingdon.

Appendix 1



Survey Area

Scattered Trees

A2.1 - Scrub - dense/continuous

Fence

J3.6 - Building B1

J4 - Bare ground

G1 - Standing water

J1.2 -Amenity grassland

Target Note

Target Notes:
TN1- Scattered fruit trees and Salix sp. arch

0 7.5 15 m

DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAI.
EXTRACTED FROM OS DIGITAL DATA.

© This drawing, including the design and technical information contained on it, is the property of Ascerta. The drawing may only be used for the specific purpose for which it has been intended and may not be reproduced or copied without prior permission.

ASCERTA
LANDSCAPE | TREES | ECOLOGY
t: 0845 463 4404
e: Info@landscapetreesecology.com
www.landscapetreesecology.com

CLIENT:
Corstorphine and Wright

PROJECT:
Crumpsall Park Visitor Centre, Ash Tree Road, M8 5RX

DRAWING TITLE:
Phase One Habitat Survey

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	KL	P.2066.24.E01
DATE:	CHKD BY:	REV:
16/10/2024	LK	-

Appendix 2

Appendix 2: Species Lists and Target Notes

Table 1: Flora Species

English Name	Scientific Name
Annual meadow grass	*Poa annua*
Apple	*Malus sp.*
Ash	*Fraxinus excelsior*
Aspen	*Populus tremula*
Bindweed	*Convolvulus arvensis*
Bird's-foot trefoil	*Lotus corniculatus*
Blackthorn	*Prunus spinosa*
Bramble	*Rubus fruticosus agg.*
Broadleaved dock	*Rumex obtusifolius*
Broadleaved plantain	*Plantago major*
Common sage	*Salvia officinalis*
Cherry	*Prunus sp.*
Clover	*Trifolium sp.*
Cock's-foot	*Dactylis glomerata*
Common daisy	*Bellis perennis*
Common hawthorn	*Crataegus monogyna*
Common nettle	*Urtica dioica*
Creeping buttercup	*Ranunculus repens*
Dandelion	*Taraxacum agg.*
Greater willowherb	*Epilobium hirsutum*
Herb robert	*Geranium robertianum*
Hazel	*Corylus sp.*
Lavender	*Lavandula sp.*
Meadow grass	*Poa sp.*
Midland hawthorn	*Crataegus laevigata*
Oak	*Quercus robur*
Plum	*Prunus sp.*
Red clover	*Trifolium pratense*
Ribwort plantain	*Plantago lanceolata*
Sycamore	*Acer pseudoplatanus*
White clover	*Trifolium repens*
Willow sp.	*Salix alba*
Willowherb	*Epilobium sp.*
Yorkshire fog	*Holcus lanatus*

Table 2: Target Notes

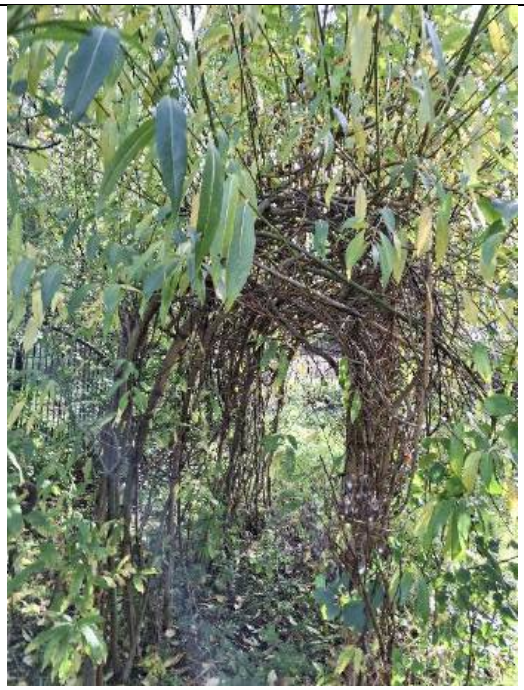
Target Note Number	Description
TN1	Scattered fruit trees and Salix sp. arch

Appendix 3

Appendix 3: Photographs

Table 3: Photographs of the site

	
Photograph 1: east aspect of building B1	Photograph 2: south aspect of building B1
	
Photograph 3: west aspect of Building B1 with no windows. vents fully intact with no gaps in facia boards	Photograph 4: south-east elevation of the building and amenity grassland

	
Photograph 5: Scrub and nettle encroaching onto amenity grassland. Lined pond with low water level.	Photograph 6: Willow arch within amenity grassland
	
Photograph 7: Amenity grassland with scattered fruit and willow trees. Raised gardening beds	Photograph 8: Boundary fence with dense scrub

Appendix 4

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 Environment Act 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 National Planning Policy Framework (NPPF) 2023 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: protecting and enhancing valued landscapes and sites of biodiversity value, recognise the wider benefits from natural capital and ecosystem services and minimising impacts on and provided net gains for biodiversity. 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 9 and 10 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition (2023) 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:

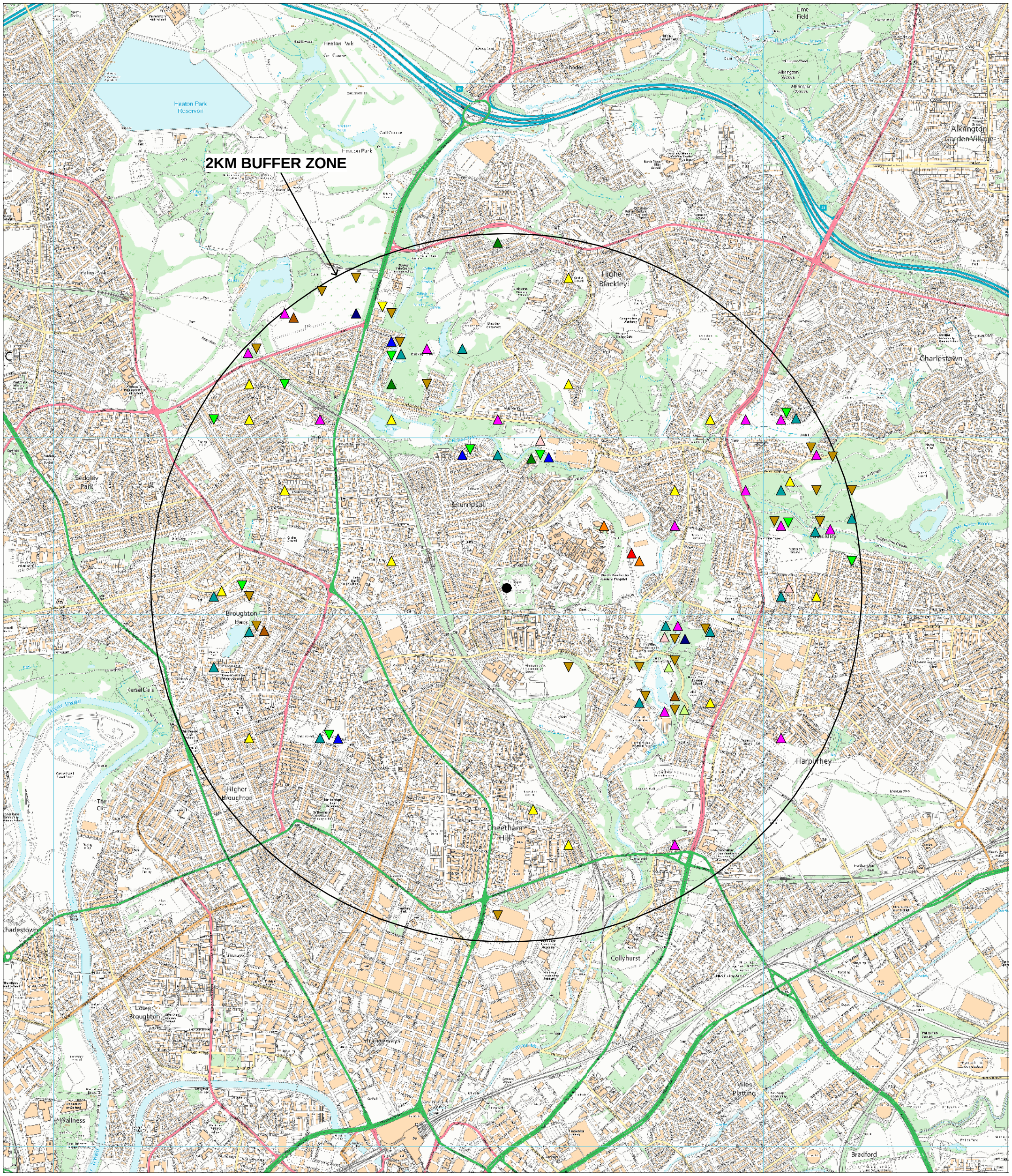
- *intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including 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.*

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 Newton Heath and is covered by the Manchester Core Strategy 2012-2027 (adopted 11 July 2012) and extant policies within the Unitary Development Plan. The policy of relevance is EN 15 within the Core Strategy document. The site is also covered by the Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024). The policy of relevance is JP-G8 regarding Net Enhancement of Biodiversity and Geodiversity.

Appendix 5



KEY

SECTION 41 SPECIES

- ▲ BULLFINCH
- ▲ COMMON TOAD
- ▲ DUNNOCK
- ▲ HEDGEHOG
- ▲ HERRING GULL
- ▲ HOUSE SPARROW
- ▲ LAPWING
- ▲ LESSER REDPOLL
- ▲ LINNET
- ▲ REED BUNTING
- ▲ S41 MOTH
- ▼ SONG THRUSH
- ▼ STARLING
- ▼ YELLOW WAGTAIL

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 845 021
CRUMPSALL PARK SITE20 - MAP 5

SCALE 1:20,000

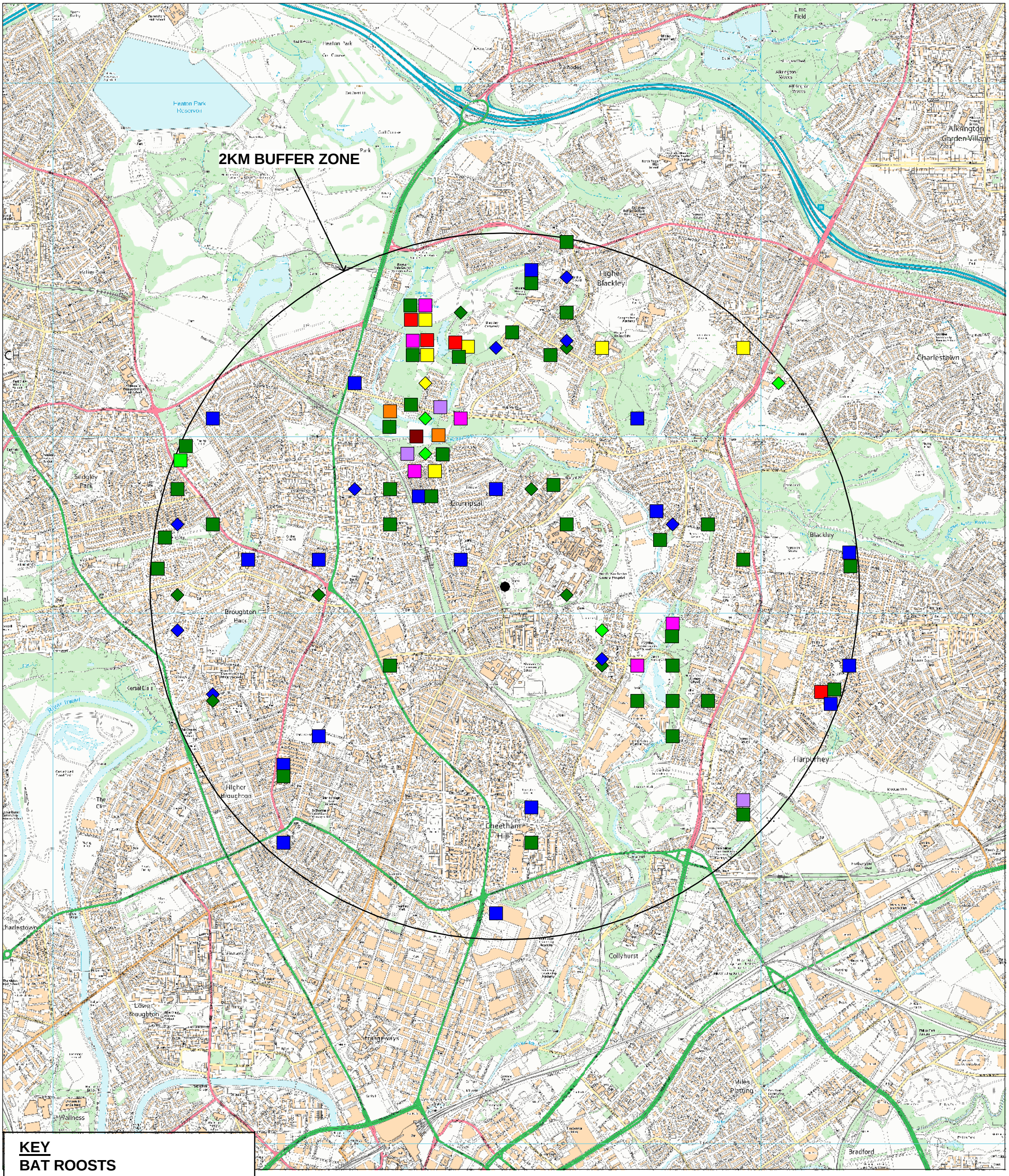
THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HMSO (C) CROWN COPYRIGHT UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

TAMESIDE MBC LICENCE NO LA100022697, 2024

Greater Manchester Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 23/09/2024



KEY

BAT ROOSTS

- BAT SP
- COMMON PIPISTRELLE
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE

BATS OTHER SIGNS

- BAT SP
- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- MYOTIS SP
- NATTERER'S BAT
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 845 021
CRUMPSALL PARK SITE20 - MAP 4

SCALE 1:20,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HMSO (C) CROWN COPYRIGHT UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

TAMESIDE MBC LICENCE NO LA100022697, 2024

Greater Manchester Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 23/09/2024

NOT TO BE PLACED ON THE PUBLIC RECORD

2KM BUFFER ZONE

BOGGART HOLE CLOUGH

BLACKLEY FOREST

THE CLIFF / KERSAL DALE

KEY

PROTECTED SPECIES

- WATER VOLE
- GREAT CRESTED NEWT ABSENCE
- BARN OWL
- BLACK REDSTART
- GREY HERON (HERONRY)
- HOBBY
- KINGFISHER
- LITTLE RINGED PLOVER
- OTTER
- PEREGRINE
- SLOW-WORM

SITES

- LOCAL NATURE RESERVES

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 845 021
CRUMPSALL PARK SITE20 - MAP 2

SCALE 1:20,000

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HMSO (C) CROWN COPYRIGHT UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS

TAMESIDE MBC LICENCE NO LA100022697, 2024

Greater Manchester Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 23/09/2024