The Manchster College
Openshaw Campus
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Date: 08th October 2025

By email

ECOLOGICAL SITE WALKOVER AND BIODIVERSITY NET GAIN EXEMPTION STATEMENT

THE MANCHESTER COLLEGE, OPENSHAW CAMPUS

BACKGROUND & OBJECTIVES

E3P were instructed by The Manchester College to undertake an Ecological Site Walkover and Biodiversity Exemption Statement for The Manchester College, Openshaw Campus, hereafter referred to as 'the site'.

The current statement has been prepared by Hannah Brodie BSc (Hons) MSc, Consultant Ecologist at E3P. Hannah holds a Level 3 Field Identification Skills Certificate (FISC). Hannah has experience undertaking Preliminary Ecological Appraisals, Preliminary Roost Assessments, protected species surveys and ecological mitigation for a wide variety of projects across the UK.

PROPOSED DEVELOPMENT

Development proposals comprise the demolition of the single on-site building B1, and the construction of a small building within the car park of the site.

SITE LOCATION

The site is located in the south of the wider Manchester College, Openshaw Campus, off Whitworth Street in Openshaw, east Manchester, and comprises a staff car park, storage building, and bin storage areas for the college. Buildings associated with the wider college campus form the northern and eastern site boundary, with a boundary wall forming the southern site boundary. An astroturf football pitch associated with the college forms the western site boundary. Residential housing, playing fields and woodland extend to the north of the site. Industrial buildings extend to the east, south and west of the site, in addition to an active railway line running east to west. Corn Brook is located approximately 150 m south of the site at its nearest point. The A6010 and A635 are located approximately 300 m and 165 m north of the site, respectively.

Please refer to **Figure 1** for the approximate location of the site. The red edges represent the application boundary of the site, while the wider site, shown by the blue edge, has also been surveyed.

Figure 1 Approximate Location of Sites



METHODOLOGY

DESKTOP STUDY

The following sources of information were consulted:

- MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, accessed September 2025.
- Aerial mapping and ordnance survey maps.

VEGETATION AND HABITATS

An Ecological Walkover of the red edge and wider blue edge site was undertaken by Hannah Brodie BSc (Hons) MSc, Consultant Ecologist, on 12th September 2025 to assess the baseline conditions and potential for protected species to be present. Hannah holds a Level 3 Field Identification Skills Certificate (FISC) and has undertaken numerous ecological walkovers, protected species surveys and ecological mitigation for a variety of sites across the UK.

The walkover survey was undertaken to the standard methodology as detailed by the *UK Habitat Classification Version 2.0 (UKHab, 2023)*. The assessment follows the methodology as per "Guidelines for Preliminary Ecological Appraisal" (CIEEM, 2017). A UKHab Habitat Plan has been produced and is located in **Appendix I**.

Searches were made for uncommon, rare, and statutorily protected plant species, those species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and uncommon plant communities. All plant nomenclature follows Stace (2019).

Searches were carried out for the presence of invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), including Japanese knotweed (*Reynoutria japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*).

PRELIMINARY ROOST ASSESSMENT

A Preliminary Roost Assessment (PRA) was undertaken by Hannah Brodie on 12th September 2025 across both the red edge and blue edge areas. The survey involved undertaking a systematic search of the trees and buildings, searching for signs of bats or spaces where bats would be able to access. The methodology followed that described in Bat Surveys for Professional Ecologists, 4th Edition (Collins, 2023).

The buildings and structure were categorised for their bat roosting potential as described in **Table 1**, with the trees categorised as described in **Table 2** in accordance with Collins (2023).

Table 1 Bat Roosting Potential Classification of Structures

CATEGORY	DESCRIPTION
None	No habitat features are likely to be used by any roosting bats at any time of the year.
Negligible	No obvious habitat features on-site are 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 is 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 sites.

Table 2 Bat Roosting Potential Classification of Trees

CATEGORY	DESCRIPTION
PRF-I	PRF is only suitable for individual bats or very small numbers of bats, either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

LIMITATIONS

The survey was undertaken in September, and as a result of differing flowering times, it is possible that some species of flora may have been missed or misidentified, including some invasive/non-native species. The red edge site predominantly comprised developed land sealed surface, artificial unvegetated unsealed surface and a single flower bed, with the wider blue edge site also comprising these habitats in addition to modified grassland and ground level planters, and as such, due to the predominantly urban habitats and lack of floristic diversity present, this is not considered to be a major constraint.

DESK REVIEW

The wider landscape surrounding the sites is predominantly urban and expected to provide minimal ecological value. A small area of broadleaved woodland is located directly adjacent to the southern boundary of the wider blue edge site, which is expected to provide opportunities for foraging and commuting bats, nesting birds, and terrestrial mammals, such as badgers (*Meles meles*) and hedgehogs (*Erinaceus europaeus*). No priority habitats were located within 1 km of the sites. Consultation with MAGIC did not identify any European Protected Species Licences (EPSLs) within 1 km of the sites. The closest EPSL was located approximately 1.8 km south of the blue edge site boundary, associated with Stanley Grove Primary Academy for the damage and destruction of a common pipistrelle (*Pipistrellus pipistrellus*) resting place.

No statutory designated sites were identified within 1 km of the sites. However, the sites are located within the Impact Risk Zones of the following Sites of Special Scientific Interest (SSSI):

- Rochdale Canal SSSI, which includes Rochdale Canal Special Area of Conservation (SAC) is located approximately 3.8 km northeast of the red edge site at its closest point. The SSSI is predominantly designated for its standing open water and canals, while the SAC is designated for its populations of floating water plantain (*Luronium natans*).

- Hollinwood Branch Canal, which is located approximately 4 km northeast of the red edge site at its closest point. The SSSI is designated for its example of a mesotrophic standing water system and subsequent diverse open water plant communities.

- Huddersfield Narrow Canal, which is located approximately 6 km east of the red edge site at its closest point. The SSSI is designated for its example of a flowing eutrophic water system, and diverse range of open water communities.

As per the criteria listed on MAGIC (Accessed September 2025), the proposed red edge site will not require further consultation with Natural England to proceed in relation to the SSSI's and SAC's due to the size of the site and the nature of the proposed works.

WALKOVER RESULTS

During the site walkover, both the red edge site and wider blue edge were surveyed. The red edge site was found to comprise developed land; sealed surface, a single industrial building (B1), artificial unvegetated unsealed surface and a single flower bed. Species which may utilise the red edge site include common amphibians and terrestrial mammals such as hedgehog.

The wider blue edge site was found to comprise areas of modified grassland, individual trees, introduced shrub, ground level planters, flower beds, artificial unvegetated unsealed surface, and two non-native ornamental hedgerows. A single structure (S1) was also located in the west of the blue edge site, with a boundary wall (W1) located along the southern site boundary. Two buildings (B2 and B3) associated with the wider Manchester College campus overlapped into the blue edge site along the northern boundary. Species which may utilise the blue edge site include foraging and commuting bats, nesting birds, common amphibians and hedgehogs. B2 and B3 on the northern site boundary were assessed as having potential for nesting birds, due to their flat roofs.

No field signs of badger were identified in either the blue edge site or red edge site, and no field signs or badger setts were identified within 30 m of the blue edge site boundary. Due to the predominantly urban nature of the habitats present in both the red edge and blue edge site, both sites were determined to hold limited value for local wildlife.

A Preliminary Roost Assessment (PRA) was undertaken on all buildings, structure, trees and wall across both sites. No waterbodies were located within either site; however, two ornamental ponds were located within 250 m of the blue edge site, located approximately 55 m north of the blue edge at their closest point. However, due to the ornamental managed nature of the ponds, their surrounding urban habitat and the presence of koi carp (*Cyprinus rubrofuscus*), which prey on great crested newts (*Triturus cristatus*), a Habitat Suitability Index (HSI) was not required, and great crested newts (GCN) were discounted from both sites and from further assessment.

Please see the following subsection for details of the habitats present within the red edge and blue edge sites. Please see **Appendix I** for the UKHab Habitat Plan, and **Appendix II** for further details on the on-site buildings, structure, trees and wall with respect to the Preliminary Roost Assessment for bats.

DEVELOPED LAND, SEALED SURFACE

The majority of both sites comprised developed land sealed surface, which was in use at the time of the walkover as a staff car park and bin storage area, with a smaller fenced off area in the wider blue edge in use for the storage of building materials. Throughout both sites, the developed land sealed surface appeared to be in good condition, with little to no colonisation by vegetation.

Figure 2 **Showing Developed Land Sealed Surface**



Figure 3 **Showing Bin Storage Area**



BUILDINGS, STRUCTURE AND WALL

A single building (B1) was located within the red edge of the site. B1 comprised a single-storey industrial building with a flat roof, covered with metal cladding.

A single structure (S1) was located in the west of the blue edge site, and a boundary wall (W1) was located along the southern boundary of the blue edge. Two buildings (B2 and B3) associated with the wider Manchester College campus overlapped into the blue edge site along the northern boundary. S1 comprised a metal bike shelter with a flat plastic roof, which was open on all sides. W1 comprised a low rendered wall approximately 1.5 m in height, with a metal fence present along the top. B2 and B3 comprised three and two storey buildings associated with the wider college site and were entirely covered in metal cladding. Please refer to **Appendix II** for further details on the on-site buildings, structure and wall with respect to the Preliminary Roost Assessment for bats.

Figure 4 **Showing B1**



Figure 5 **Showing S1**



Figure 6 **Showing W1**



Figure 7 **Showing B2**



Figure 8 **Showing B3**



VEGETATED GARDEN; FLOWER BEDS

Flower beds were present in the south of the developed land sealed surface car park, in both the red edge and blue edge sites. The beds were largely unmanaged, with limited species present, comprising butterfly bush (*Buddleja daviddii*), crane's bill species (*Geranium sp.*), and spear thistle (*Cirsium vulgare*). Large areas of bare ground were also visible within the flower beds.

Figure 9 **Showing Flower Beds**



ARTIFICIAL UNVEGETATED, UNSEALED SURFACE

Areas of artificial unvegetated unsealed surface were present in the west of both the red edge and blue edge sites, comprising gravel borders. The artificial unvegetated unsealed surface was largely in good condition. However, the area along the western boundary of the blue edge site was colonised by invasive species field horsetail (*Equisetum arvense*). Please refer to **Appendix III** for the Species Constraints Plan, which details the location of field horsetail in relation to the blue edge site.

Figure 10 Showing Artificial Unvegetated, Unsealed Surface

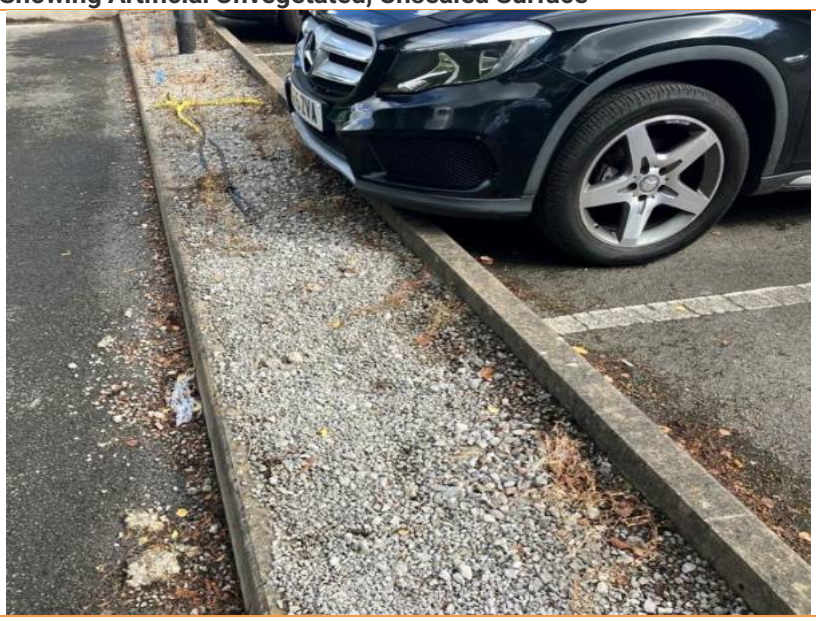


Figure 11 Showing Field Horsetail



MODIFIED GRASSLAND

Small areas of modified grassland were located in the north, south and west of the blue edge site. The modified grassland was in poor condition, and was managed to a short sward length, with species present comprising spear thistle, dandelion (*Taraxacum sp.*), common ragwort (*Jacobeae vulgaris*), yarrow (*Achillea millefolium*), daisy (*Bellis perennis*), groundsel (*Senecio vulgaris*), Yorkshire fog (*Holcus lanatus*), chickweed (*Stellaria media*) and ribwort plantain (*Plantago lanceolata*).

Figure 12 Showing Modified Grassland



INDIVIDUAL TREES

Six individual trees were located within the wider blue edge site, with species present comprising poplar (*Poplar sp.*), rowan (*Sorbus aucuparia*), cherry species (*Prunus sp.*), bird cherry (*Prunus padus*), cherry (*Prunus sp. 'Cherry'*), Leyland cypress (*X Cuprocyparis leylandii*) and cypress (*Cupressus sp.*). Please refer to **Appendix II** for further details on the individual trees with respect to the Preliminary Roost Assessment for bats.

Figure 13 Showing Individual Trees



INTRODUCED SHRUB

A small area of introduced shrub was located in the southeast of the blue edge site. Species present predominantly comprised bamboo (*Bambusa vulgaris*) with an understorey of climbing euonymus (*Euonymus fortunei*), pendulous sedge (*Carex pendula*) and wall cotoneaster (*Cotoneaster horizontalis*), with crane's bill species, a single cherry tree, and herb Robert (*Geranium robertianum*) also present. Please refer to **Appendix III** for the Species Constraints Plan, which details the location of wall cotoneaster in relation to the blue edge site.

Figure 14 Showing Introduced Shrub



Figure 15 Showing Wall Cotoneaster



GROUND LEVEL PLANTERS

Eight ground level planters were present in the centre of blue edge site, within the developed land sealed surface car park, with each planter comprising a single small fruit tree and colonising vegetation. Tree species present comprised wild plum (*Prunus domestica*), pear (*Pyrus communis*), bird cherry, and paradise apple (*Malus pumila*), with colonising vegetation present in the base of the planters comprising dandelion, willowherb species (*Epilobium sp.*) and poppy species (*Papaver sp.*).

Figure 16 Showing Ground Level Planters



NON-NATIVE ORNAMENTAL HEDGEROWS

Two non-native ornamental hedgerows were present within the blue edge site. Hedgerow 1 (H1) comprised a holly (*Ilex aquifolium*) hedge measuring approximately 1 m in height and 0.5 m in width, located adjacent to the modified grassland in the west of the site. Hedgerow 2 (H2) comprised a cherry laurel (*Prunus laurocerasus*) hedge measuring approximately 1 m in height, and 0.5 m in width, located in the south of the site, adjacent to an area of modified grassland and the southern boundary wall.

Figure 17 **Showing H1**



Figure 18 **Showing H2**



CONCLUSIONS AND RECOMMENDATIONS

The red edge site was found to comprise developed land; sealed surface, a single industrial building (B1), artificial unvegetated unsealed surface and a single flower bed.

The wider blue edge site was found to comprise areas of modified grassland, individual trees, introduced shrub, ground level planters, flower beds, artificial unvegetated unsealed surface, and two non-native ornamental hedgerows. A single structure (S1) was also located in the west of the blue edge site, with a boundary wall (W1) located along the southern site boundary. Two buildings (B2 and B3) associated with the wider Manchester College campus overlapped into the blue edge site along the northern boundary, and were assessed as providing suitable opportunities for nesting birds due to their flat roofs.

The red edge site was assessed as providing suitable foraging and commuting opportunities for common amphibians and hedgehogs within the single flower bed, while the wider blue edge site and adjacent broadleaved woodland was assessed as providing suitable foraging and commuting opportunities for bats, common amphibians, hedgehogs and nesting birds within the individual trees, flower beds and introduced shrub.

BATS

The red edge single on-site building (B1), and blue edge on-site buildings (B2 and B3), single structure (S1) and wall (W1), were assessed for their suitability to support roosting bats, as detailed in Collins (2023).
B1 was assessed as having **Negligible** bat roosting potential, with S1, B2, B3, and W1 all assessed as having **No** bat roosting potential.

Due to the lack of floristic diversity present within the red edge site, the site was assessed as having **No** value for foraging and commuting bats. The blue edge site individual trees and hedgerows were assessed as having **Negligible** value for foraging and commuting bats, due to the limited floristic diversity present, and the predominantly urban nature of the site. However, the off-site woodland adjacent to the blue edge southern site boundary was assessed as having **Moderate** value for foraging and commuting bats. This habitat should therefore be retained as a dark area during and post construction of the red-edge site to retain its value for local bat species.

No trees were located within the red edge site, and no trees within the blue edge site were found to have any potential roosting features, however, a single large poplar tree (**T001**), located along the blue edge southern site boundary, was found to have **PRF-M** bat roosting potential due to the presence of multiple bat boxes installed on its trunk. During construction on the red edge site, the tree should be maintained as a dark area during and post-construction to retain its value for local bat species.

Please refer to **Appendix III** for the Species Constraints Plan, which details the location of T001 in relation to the wider blue edge site.

To reduce the potential lighting impact for bats, the following recommendations are advised for the lighting strategy:

- Lighting should be pre-fixed on any proposed buildings, to ensure impacts on sensitive areas such as the adjacent woodland and T001 are diminished.
- Warm white tones are preferable to blue-toned lights (3000k).
- LED lights are preferable as they produce minimal UV.
- To avoid light spill skyward, ensure lights face downward.
- Lighting should follow the protocols outlined in The Institution of Lighting Professionals (ILP) (2023). "Bats and Artificial Lighting at Night. Guidance Note GN08/23, to minimise disturbance and sky-glow offsite.

COMMON AMPHIBIANS

The red edge site was assessed as providing opportunities for common amphibians in their terrestrial phase within the single flower bed. It is recommended that during the clearance phase of works, any common amphibians encountered be moved carefully by hand, away from construction activities to the non-native hedgerow in the south of the blue edge site.

HEDGEHOG

The red edge site was assessed as providing suitable foraging opportunities for hedgehogs within the vegetated garden flower bed. Where vegetation requires removal, it should be checked for the presence of hedgehog prior to removal.

INVASIVE PLANT SPECIES

During the site walkover, a stand of wall cotoneaster, an invasive species as listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), was identified in the introduced shrub in the southeast of the blue edge site. It is an offence to allow the spread of this species, and it is therefore recommended that the species is not disturbed during construction of the red edge to avoid it spreading further. Furthermore, invasive species field horsetail was also identified within the blue edge site to the west. The species is not listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended); however, it is also recommended that the species not be disturbed during construction of the red edge to avoid it spreading further, due to the damage it can cause to hardstanding.

BIODIVERSITY NET GAIN EXEMPTION

On 12 February 2024, Biodiversity Net Gain became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) for the majority of planning applications submitted after this date. This meant that most developments, listed under the Town and County Planning Act, are now required to deliver a minimum 10% biodiversity net gain as result of their proposals.

As per the Biodiversity Gain Requirement (Exemptions) Regulations 2024, there are seven exemptions that would result in a development not being required to meet this statutory requirement. These are as follows:

- **De-minimis threshold** - The development does not impact a priority habitat and impacts less than 25 square metres of non-priority onsite habitats and 5m for non-priority onsite linear habitats.
- **Householder development** – The development applies to an existing house or within the curtilage of a single dwelling. This does not include development, where there is an increase of dwellings within an existing curtilage.
- **Biodiversity gain sites** – Where an off-site biodiversity gain project requires planning permission. This covers developments which are solely enhancing biodiversity onsite to achieve BNG or undertaken to fulfil a BNG condition while permitting the public to use the site.
- **Small-scale self-build and custom housebuilding** – This exemption covers only those developments that encompass less than 10 dwellings in an area no larger than 0.5 hectares and consist of self-build or custom houses, as defined in Section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
- **High Speed Railway Transport Network (HS2)** - Developments relation to HS2,
- **Urgent crown developments** – Development granted planning permission under section 293A of the Town and Country Planning Act.
- **Development order** – Development granted planning permission by a development order under section 59.

Development is proposed within the red edge of the site, with proposals comprising the demolition of the single on-site building B1, extension of the existing bin storage area and the construction of a small building within the car park of the site, as per the Proposed External Landscape Plans located in **Appendix IV**. The red edge site predominantly comprises developed land; sealed surface, a single building, artificial unvegetated unsealed surface and a small vegetated garden flower bed. Approximately 16.6 m^2 of vegetated garden flower bed is anticipated to be lost due to development. These habitats are not classed as priority habitats.

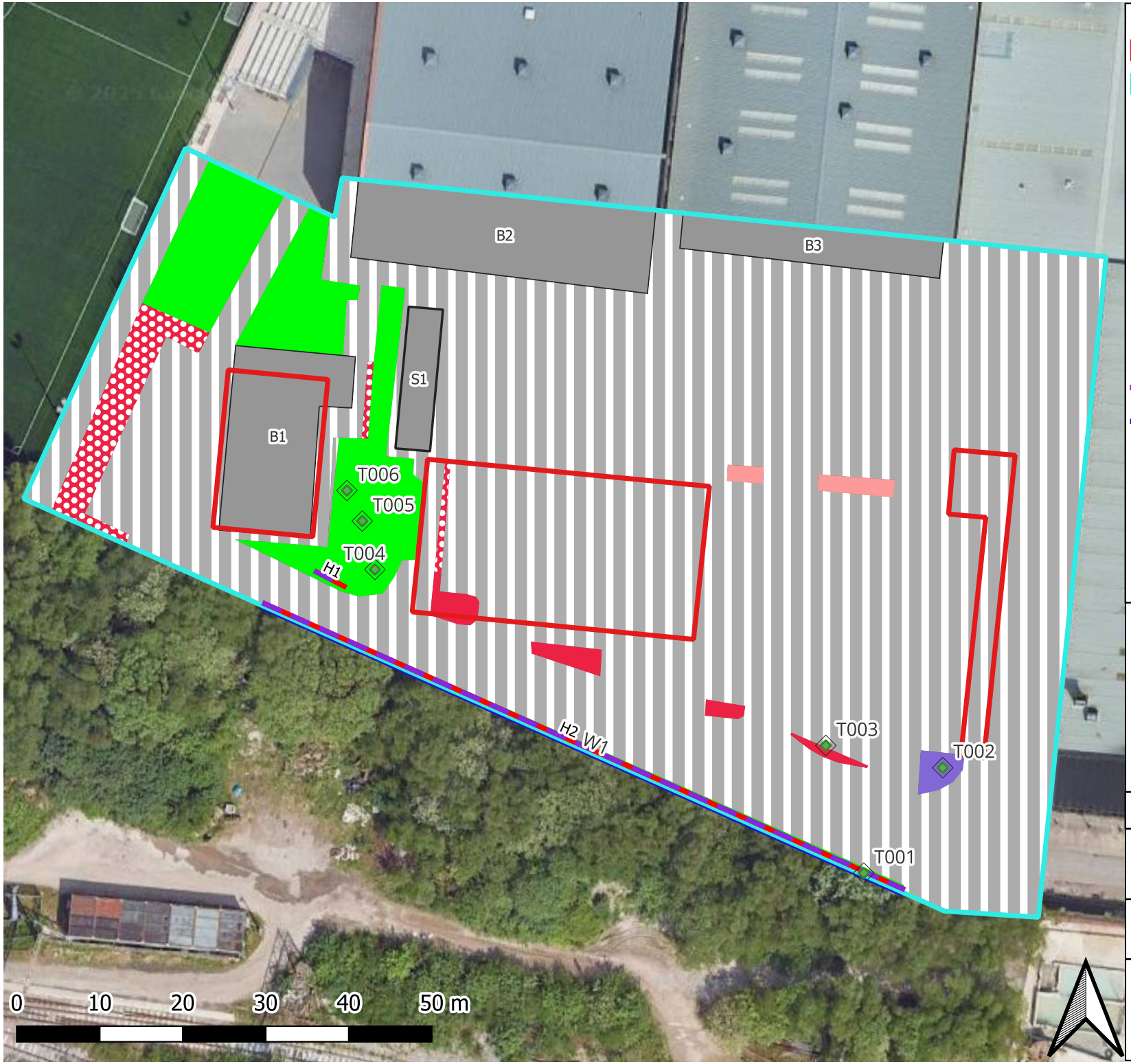
While the proposed development sees a loss of non-priority habitat, restricted to a small area of planting, the loss is below the threshold to require mandatory biodiversity net gain, due to the De Minimis exemption. Therefore, the proposal would be exempt from delivering a minimum 10% biodiversity net gain as part of the works.

Yours sincerely,
For and on behalf of E3P Ltd

Hannah Brodie
Consultant Ecologist

APPENDIX I
UKHAB HABITAT PLAN





Key:

- Red Edge Planning Application Boundary
- Blue Edge Wider Area Surveyed
- Individual trees
- Artificial unvegetated, unsealed surface
- Buildings
- Developed land; sealed surface
- Ground level planters
- Introduced shrub
- Modified grassland
- Vegetated garden; flower beds
- Non-native and ornamental hedgerow
- Wall

Notes:

Issue:	Revision:	Date:	Drawn:	Authorised:
1	2	23/10/2025	LS2	CK

Client: The Manchester College	Job No. 82-667	Date: 23/10/2025
	Drawing No. 82-667-002	Scale: 1:650 @ A4
Job title: The Manchester College, Openshaw Campus	Drawing title: UKHab Habitat Plan	

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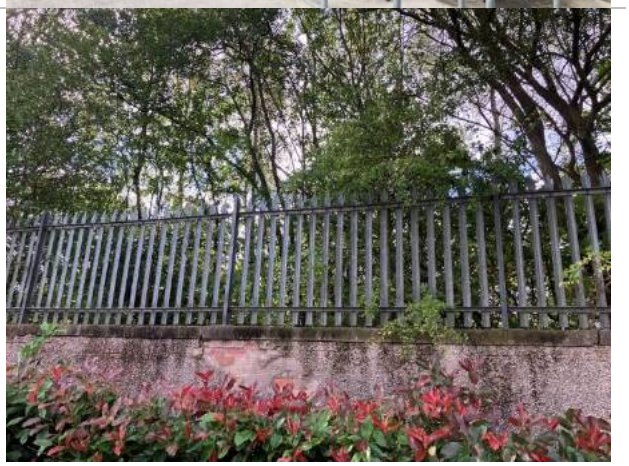
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APPENDIX II
PRELIMINARY ROOST ASSESSMENT



Table 3 Preliminary Roost Assessments of the Buildings and Structure

REF.	DESCRIPTION	PHOTOGRAPHS
B1	B1, located within the red edge site, comprised a single-story industrial building utilised for storage, with two steel shutter doors and a flat roof, located in the west of the site. The lower half of B1 was comprised of red brick walls and concrete slabs between 50 cm and 1 m in height and appeared to be well sealed on all aspects. The upper half of B1 comprised thin metal cladding and a row of fixed frame single-glazed metal windows, which appeared to be largely well sealed. The roof of B1 comprised a flat metal roof. A large gap was present between a window frame and a section of metal cladding on the eastern aspect of the building, measuring approximately 12 cm high and 8 cm wide. The gap did not appear to lead into the interior of B1, and the back of the gap could be seen. In addition, two large holes, measuring approximately 8 cm in diameter, were present on the northern aspect of B1 . One contained several wires, while the second remained empty. Both features appeared to be sealed at the back and did not lead into the interior of B1. These features did not provide internal access and were found to be largely exposed to the elements. Therefore, the features were determined to be unsuitable for roosting bats. Due to the flat nature of the roof, B1 is not anticipated to have a loft void. As such, the building is not anticipated to support maternity colonies. B1 is not anticipated to contain a basement, as no access points were observed, therefore, the building is not expected to support hibernating bats.	  

REF.	DESCRIPTION	PHOTOGRAPHS
	No potential roost features or access points were identified during the survey, and no cracks or crevices were identified which could be utilised by opportunistic bat species. As such, B1 was assessed as having **Negligible** bat roosting potential.	
S1	S1 was located in the west of the blue edge site, adjacent to the western edge of the developed land sealed surface and comprised a large metal bike shelter with a corrugated plastic roof, which was open on all sides. Due to the materials and structure of S1, there were no cracks or crevices present that could be utilised by any bat species. Subsequently, S1 was assessed as having **No** bat roosting potential.	
W1	W1 comprised a low rendered wall with a metal fence on top, measuring approximately 1.5 m in height, located along the southern boundary of the blue edge site. The wall appeared largely in good condition, and while areas of render were missing in places, exposing the brickwork beneath, no cracks or crevices were identified that could support roosting bats. Furthermore, the low height of the wall also reduced its suitability to support roosting bats. As such, W1 was assessed as having **No** bat roosting potential.	

REF.	DESCRIPTION	PHOTOGRAPHS
B2	B2 comprised a three-story building with a flat roof along the northern boundary of the blue edge site, associated with the wider college campus. The walls of B2 comprised metal cladding, with metal air vents on the second floor and fixed frame metal windows on the ground floor. Due to the materials and structure of B2, there were no cracks or crevices present that could be utilised by any bat species. Subsequently, B2 was assessed as having **No** bat roosting potential.	
B3	B3 comprised a two-story building adjacent to B2, with a pitched roof and overhang, located along the northern boundary of the blue edge site, also associated with the wider college campus. The walls of B3 comprised metal cladding, with a metal overhang between the ground and first floor. Due to the materials and structure of B3, there were no cracks or crevices present that could be utilised by any bat species. Subsequently, B2 was assessed as having **No** bat roosting potential.	
T001	T001 comprised a large poplar tree in the southeast of the blue edge site. While no potential roost features were identified within the tree itself, two bat boxes were identified on the trunks of the tree, approximately 20 m in height. As such, T001 was assessed as having **PRF-M** bat roosting potential, on a precautionary basis.	

REF.	DESCRIPTION	PHOTOGRAPHS
		

APPENDIX III
SPECIES CONSTRAINTS PLAN





Key:

- Red Edge Planning Application Boundary
- Blue Edge Wider Area Surveyed
- Cotoneaster
- Field horsetail
- T001 (PRF-M)

Notes:

Issue:	Revision:	Date:	Drawn:	Authorised:
1	1	23/10/2025	LS2	CK

Client: The Manchester College	Job No. 82-667	Date: 23/10/2025
	Drawing No. 82-667-003	Scale: 1:650 @ A4
Job title: The Manchester College, Openshaw Campus	Drawing title: Species Constraints Plan	

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Website: www.e3p.co.uk

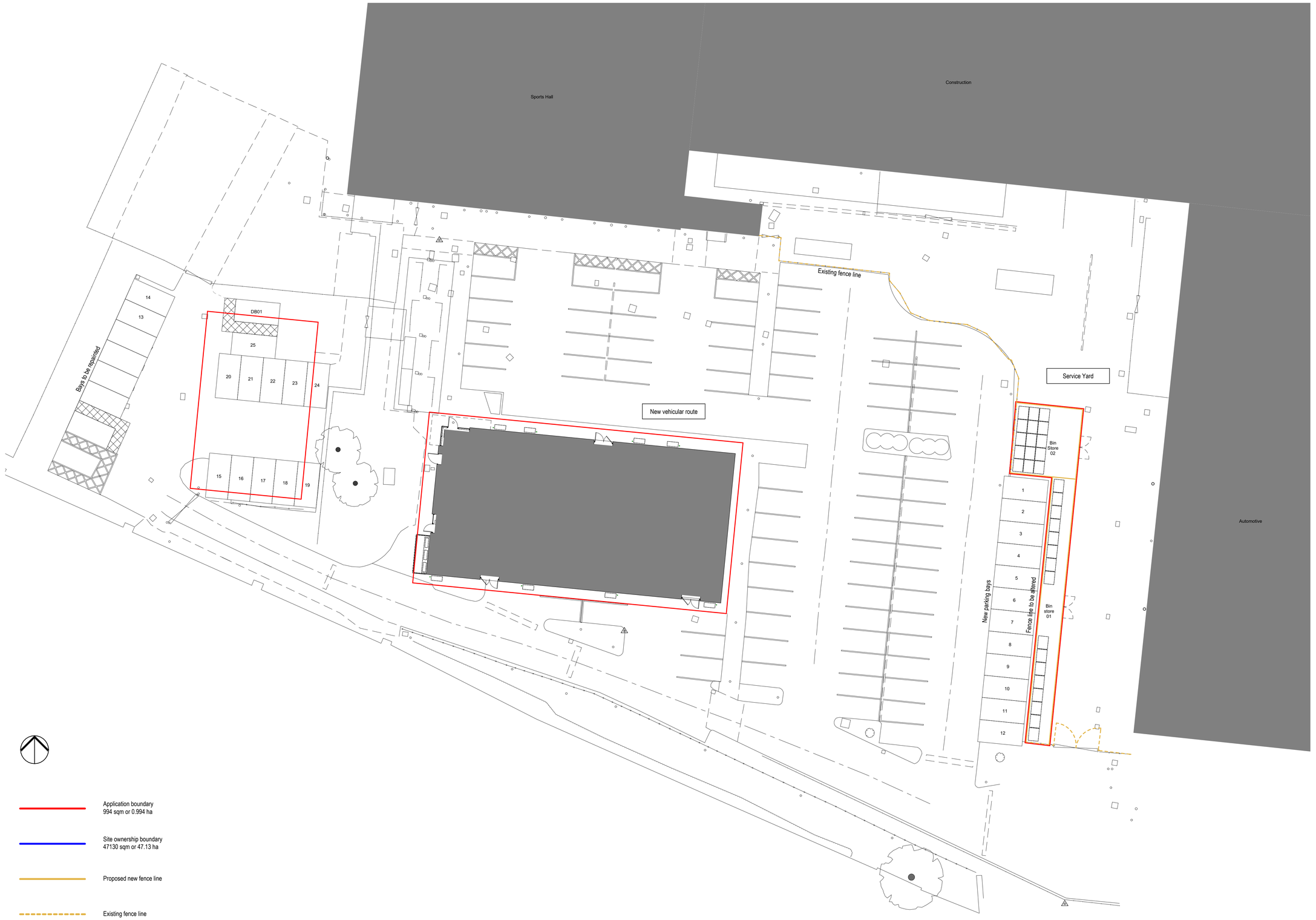
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APPENDIX IV
PROPOSED EXTERNAL LANDSCAPE PLAN



Rev Revision Notes
P4 I130 - Site Plan Updated
P5 I131 - Site plan updated
P6 I133 - Planning draft set

OPEB-10A-V9-XX-DR-A-9001-P6



Application boundary
994 sqm or 0.994 ha

Site ownership boundary
47130 sqm or 47.13 ha

Proposed new fence line

Existing fence line

Scale 1:200

0 5 10 15 20 25

1 Proposed External Landscape
1 : 200

Client: The Manchester College
Project: Openshaw Engineering
Job No.: 1461
Date : 06/08/25
BIM Model : OPEB-10A-M3
QA: SJ AP
Scale : As indicated@A1
Drawing: **Proposed External Landscape**
Rev notes: I133 - Planning draft set

OPEB- 10A- V9- XX- DR- A- **9001**-P6

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