Land off Sherborne Street, Manchester

September 2024

Preliminary Ecological Appraisal

MB Ecology

Document Control Sheet

Project Name:	Land off Sherborne Street
Project Reference:	MB0144
Report Title:	Preliminary Ecological Appraisal
Report Reference:	MB0144-PEA-01

Rev	Date	Prepared	Reviewed	Approved
1	08/19/2025	MM	AB	MM

Quality Assurance

All ecological reports produced are checked and approved by a Principal Ecologist with appropriate professional membership (CIEEM or IES) who are bound by a code of professional conduct and ethics.

This Report is presented to Atelier Two Architecture in respect of the proposed development may not be used or relied on by any other person or by the client in relation to any other matters not covered specifically by the scope of this report.

Executive Summary

Site Address	Land off Sherborne Street, Manchester M8 8LR
Grid Reference	SJ 8401600212
Current Site Uses	The site is currently hardstanding with no buildings are large areas of habitat present.
Designate Sites within Zone of Influence	There are no designated sites within the zone of influence.
Notable Habitat Features	No Notable habitats where present within the site boundary.
Notable Species Applicable to the Assessment	N/A
Recommended Further Surveys and Assessment	No further surveys required. Small Site Metric Biodiversity Net Gain Completed.
Recommended Ecological Enhancements	The National Planning Policy Framework (2021) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended.

1. Introduction

Scope and Purpose

1.1- This report details the results of a Preliminary Ecological Appraisal (PEA) to accompany a planning application for the development of 20no. B8 commercial storage units off Sherborne Street, Manchester, M8 8LR.

1.2- The author of this report is Maisie McKenzie BSc (Hons), MSc, ACIEEM. Maisie is highly experienced and has six-years' experience providing ecological planning services across a range of planning applications.

Proposed Development

1.3- The aim of this development is to regenerate the existing vacant site to provide 20no. two storey B8 commercial storage units with increased performance and energy efficiencies by comparison to standard legislation.

Site Location

1.4- Please refer to Figure 1 for the site location. The site consists of hardstanding with scattered, small (<2m^2) areas of tall ruderal vegetations within Cheetham Hill, Manchester approximately 900m from the city centre.



Figure 1: Site Location

Objectives

1.5- The objectives of the PEA are as follows:

- Identify the major habitats present.
- Ascertain the presence or potential presence of any legally protected or notable species or habitats; and,
- Identify any mitigation or further surveys required and opportunities for strategic wildlife enhancements and long-term management.

2. Methodology

Desk Study

2.1- An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Obtaining local record of notable species and locally designated sites within 1km from Greater Manchester Local Record Centre (GMLRC) the local ecological records centre for the site, obtained on 05/09/2025.
- Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
- Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.

2.2- Please note, a lack of record for a species does not confirm absence.

Vegetation and Habitat Assessment

2.3- An Ecological Appraisal of the site was undertaken on 31/08/2025 by Maisie McKenzie. The weather was clear (3/8 oktas), with no precipitation, low wind speed and 14°c.

2.4- The walkover survey was undertaken in line with standard methodology as detailed in "JNCC Handbook for Phase 1 Habitat Survey" (2010). The assessment is undertaken with consideration of methodology as per "Preliminary Ecological Appraisal" (CIEEM, 2018).

2.5- A Phase 1 Habitat Plan has been produced and is presented in the Appendix of this report. The mapping is based on the "JNCC Handbook for Phase 1 Habitat Survey" (2010), though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

Notable and Protected Species Assessment

2.6- A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability. The searches broadly included the following:

- Assessment of waterbodies on site and within 250m of the site boundary, and terrestrial habitats for suitability to support notable amphibians.
- Searches for field signs of, and habitat suitability for bats.
- Suitability of habitats to support reptiles, and searches for incidental field signs.

- Searches for field signs of badger (Meles meles), including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
- Assessment of the suitability of the site to support notable bird species and recording any field sightings of birds during the walkover.

Bat Activity Assessment

2.7- The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 3rd edition (Collins, 2016). The categorisation within this report is based on that set out in Table 2, which is used as a basis for determining the requirement for further surveys and/or mitigation. As no buildings or trees were present on site no roost assessment was possible and the site was only assessed for bat activity.

Table 2: Assessment Criteria for Bat Activity Value

Bat Roosting Potential	
Negligible	No features on site suitable for use by commuting and foraging bats.
Low	Habitat that could be used by small number of commuting bats such as; defunct hedgerow, isolated features not well connected to surrounding habitat or Isolated habitat that could be used by a small number of foraging bats such as a lone tree or patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by commuting bats such as lines of trees, scrub or linked back gardens. Habitat connected to wider landscape that could be used for bats for foraging such as; trees, scrub, grassland or water.
High	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting or foraging bats such as; river valleys, streams, hedgerows, lines of trees or woodland edge. Site is close to or connected to known roosts.

Habitat Suitability Index (Great Crested Newt)

2.8- No ponds were present on site or within 250m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not assessed due to limited connectivity (English Nature, 2001).

Survey Limitations

2.9- This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.

2.10- It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.

2.11- The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.

2.12- The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

3. Survey Results

Site Context

3.1- The site is located within Cheetham Hill, a area of Manchester City Centre. The site is located within a residential and commercial area and is surrounded on all aspects by residential dwellings and commercial buildings.

3.2- Habitats of high importance within the locality include mature trees and hedgerows located within residential gardens and green spaces associated with Cheetham Park approximately 10m to the west of site.

Designated Sites

3.3- There are no SSSI's located within 10km of the site boundary.

3.4- The site does not fall into the impact risk zone of any SSSI's.

Priority Habitats

3.5- Consultation with Magic.gov.uk highlighted no Priority Habitats within the local area of the site boundary.

On Site Habitats

3.6- Please refer to Appendix 1 for the UK HAB Map for the site

Hardstanding

3.7- The site consists entirely of hardstanding, though areas of damage to the concrete have led to areas of scattered scrub encroachment. Large amounts of urban debris are present on site.



Photograph 1 - Hardstanding across the site

Scrub

3.8- Across the site areas of scrub (<2m²) had begun to encroach on site. Fast growing species such as bramble (*Rubus fruticosus*), nettles (*Urtica dioica*), broadleaved dock (*Rumex obtusifolius*) were present however buddleia (*Buddleia davidii*) was dominant.



Photograph 2: Scattered Scrub located to the east of the site

Species

Flora

3.9- The data search returned records of one notable vascular plant species within 1km of the site boundary which included bluebell (*Hyacinthoides non-scripta*).

3.10- The site had limited floristic diversity and a high number of non-native species. No notable plant species were identified within the site.

Invertebrates

3.11- The data search returned no records of notable invertebrate species within 1km of the site boundary.

3.12- The scrub habitats are anticipated to be of limited value for local invertebrate populations though flowering species will provide suitable food resources for the species. It is also noted that the site has limited connectivity to high value habitats in the local area which may support local invertebrate populations.

3.13- Overall, it is anticipated that notable invertebrate may be present within the site and surrounding areas however the site does not hold value for them and would likely not support any large populations notable species.

Amphibians

3.14- No ponds were present on site or within 200m.

3.15- Consultation with Magic Map (accessed 05/09/2025) revealed no great crested newt (*Triturus cristatus*) Natural England License located within the local area.

3.16- The data search returned no records of great crested newt and no records of common amphibians within 1km of the site boundary.

3.17- Due to the lack of connectivity with suitable habitat and lack of suitable breeding or foraging habitat on site it is anticipated that great crested newt and common amphibians are absent from site.

Reptiles

3.18- The data search returned no records of reptile species within the local area.

3.19- The site provides limited value for reptiles and limited connectivity to high value habitats in the local area and as such they are considered absent from site.

Birds

3.20- The data search returned records of birds within 1km of the site boundary which included (not limited to) black headed-gull (*Chroicocephalus ridibundus*), bullfinch (*Pyrrhula pyrrhula*), common gull (*Larus canus*) and sparrow hawk (*Accipiter nisus*).

3.21- The site provides limited suitable breeding bird habitats for passerine birds in relation to the hedgerows and scattered trees. No evidence of breeding birds was found in relation habitats on site.

3.22- It is anticipated that ground nesting species will be absent from site due to the lack of suitable habitat.

Bats

3.23- The data search returned no records of bats within 1km of the site boundary.

3.24- The following EPSLs for bats were located within 5km from the site boundary, based on consultation with Magic.gov.uk:

- EPSM2009-609 - located approximately 2.3km south from the site boundary which allowed for the destruction of a breeding place for common pipistrelle (*Pipistrellus pipistrellus*) between 2011-2013.
- 2016-22910-EPS-MIT – located approximately 3.5km north from the site boundary which allowed for the destruction of a resting place for common pipistrelle between 2016-2021.

3.25- The habitats on site are anticipated to provide limited value for foraging and commuting bats, due to their small site and low floristic diversity. As such the site was assessed as having negligible potential for commuting and foraging bats.

Badger

3.26- No signs of badger presence were recorded within the site or the surrounding 30m during the site visit.

3.27- The site does not provide suitable conditions for sett building or foraging and the species are considered absent from site.

Hedgehog

3.28- Given the habitats present it is anticipated that hedgehog could be present within the local area though the site offers no value and higher value habitats are present in the locality.

Non-Native Invasive Species

3.29- No non-native invasive species listed on Schedule 9 of the Wildlife and Country Side Act were observed during the survey.

3.30- Large amounts of buddleia are present on site. Though this species is not listed on Sch. 9 it is considered an invasive species.

Species Discounted from Assessment

3.31- Hazel Dormouse (*Muscardinus avellanarius*) mainly occur in southern counties, especially in Devon, Somerset, Sussex and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews et al, 2018). The species are not generally known to be present within the Bramhall area (Wembridge et al., 2016). The habitats on site are of limited value due to no areas of extensive woodland and scrub. As such, the species are reasonably discounted from site.

3.32- Red squirrel have been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and are not known to be present in the Bramhall area; with no previous records returned in the data search. It is anticipated that high abundances of grey squirrel are present within this region (Shuttleworth/RSST

n.d.). This species will displace red squirrel through competition as well as cause increased red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

3.33- Aquatic Mammal Species. Species including otter and water vole are deemed likely absent from the site due to lack of aquatic habitat and are not considered further.

4. Mitigation Recommendations

Designated Sites

4.1- The site does not fall within the impact risk zone criteria of any SSSI's due to the small size of the site and no net gain of unit numbers. Consultation with Magic Maps indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

4.2- There are no other notable sites identified within 5km of the site boundary. Therefore, no further mitigation necessary for designated sites.

Habitats

4.3- Priority habitats were located nearby the site, however these were located a sufficient distance away from the site boundary that the proposed works will not impact these surrounding habitats.

4.4- No priority habitats were identified on site.

Species

Amphibians

4.5- The habitats on site were deemed unsuitable for great crested newts populations. As such they are deemed absent from site and discounted from the assessment.

4.6- Common amphibians such as common toad and frog may utilise P1 and hedgerows as site though these habitats offer low value. As such it is recommended the following Reasonable Avoidance Measures (RAMS) are followed during the construction process.

- Any vegetation on site to be cleared should first be trimmed to approximately 15 cm and left overnight, allowing any animals the chance to naturally disperse from site. A fingertip search of any vegetated areas should then be undertaken to check for the presence of common amphibians.
- Storage of materials is to be on pallets i.e. raised off the ground and on areas of hard standing or tarmac. No materials to be stored on vegetation.
- All working areas are to be maintained as bare ground or hardstanding throughout the construction phase.
- All open pits and pipes are to be covered during the night, with a check for presence of amphibians conducted prior to covering.
- If excavations are exposed and/or created, a slope will be positioned within the excavation to allow amphibians and mammals to escape should they fall in.
- Any common amphibians found should be moved carefully by hand outside of the working area.

Bats

4.7- The site was assessed as having negligible potential for commuting and foraging bats due to the high light levels, high disturbance and small areas of habitat.

4.8- Slow-flying species such as brown long-eared based on consultation with magic.gov,uk, which are known to be in the local area, are sensitive to lighting and may be impacted by the proposed development, should no mitigation for lighting be considered.

4.9- Any proposed lighting/existing lighting should follow the guidance outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018).

4.10- An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
- The use of hard landscaping features to block light and create dark corridors.
- Avoid illuminating habitats of value.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
- Column heights of lighting can be considered to minimise light spill.

Breeding Birds

4.11- No evidence of nesting birds was noted on site.

5. Biodiversity Net Gain Assessment

Baseline Habitats

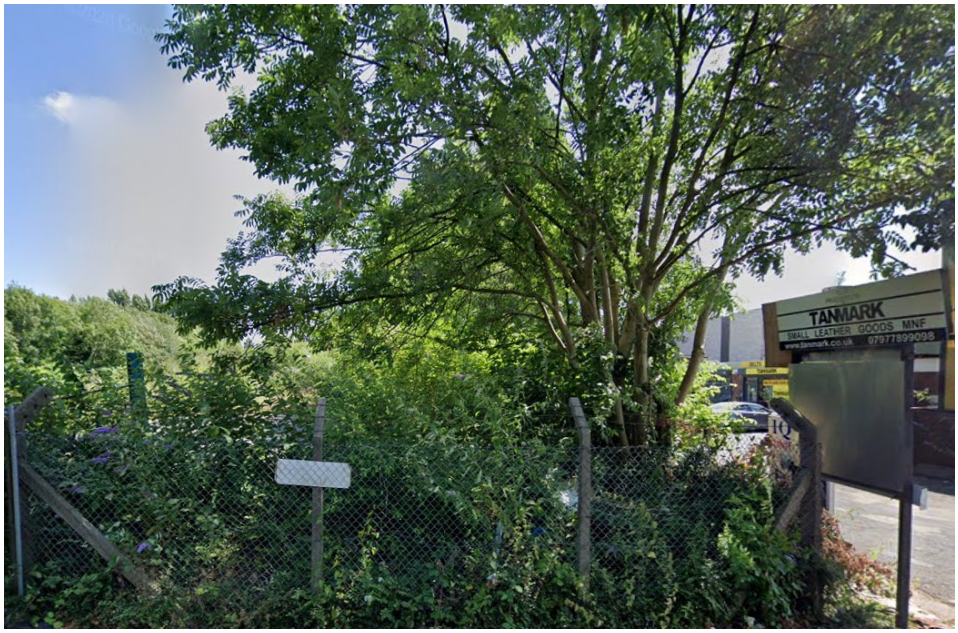
5.1- Although no habitats were present on site that would require a Biodiversity Net Gain assessment were present on site at the time of survey habitat clearance had been undertaken in 2023 due to high levels of anti-social behaviour on the site. The following assessment of baseline habitats is based on historic arial and street view imagery of the site post 2019 before clearance.

Urban Trees

5.2- Arial and street view imagery shows two urban trees were present on the south west corner of the site.



Photograph 3 – November 2020 view from the western boundary of the site.



Photograph 4 – July 2019 view from the western boundary of the site.

5.3- Street view imagery shows trees on the northern boundary of site, these were removed by the adjacent land owner as they do not fall within the red line boundary of this site.

5.4- The area of were the trees were located was inspected during the site visit which confirmed the trees were growing in a shallow layer of earth over hardstanding. Due to this the trees close location to the fence and the split nature they were assessed as having a poor condition before clearance.

Scattered Scrub

5.5- Arial and street view imagery shows that areas of scattered scrub currently on site were larger and more developed before site clearance.



Photograph 5 – July 2019 view from the western boundary of the site.



Photograph 6 – November 2020 view from the western boundary of the site.

5.6- Imagery clearly indicates that species composition is restricted to dominant bramble and buddleia species. Imagery from outside the summer growing season shows that the spread of the scattered scrub habitat is still restricted to the areas of damaged hardstanding. These areas were measured and combined before being categorised as bramble scrub within the biodiversity net gain assessment to ensure all ecological value before site clearance was captured.

Developed Land Sealed Surface

5.7- Arial and street view imagery shows that remaining area of site was hardstanding and as such was classified as developed land sealed surface within the biodiversity net gain assessment.

Assessment Methodology

5.8- Due to the size of the site 0.2 ha^2 the small site metric has been utilised to conduct the biodiversity net gain assessment. The assessment methodology followed guidance published by Natural England (2023).

5.9- Please see the full Small Sites Metric Calculation (document ref – MBE_SSMBNG_SherborneStree_1). For full information.

Post development Habitats

5.10- The post development habitats have been taken from the soft landscape plan (2444 PL200 D).

Hardstanding

5.11- The majority of site post development will be hardstanding or buildings. As such classified as developed land sealed surface.

Mixed Scrub

5.12- The north, east and southern boundary of site will be planted with a native scrub mix including fruiting and flowering species. Management will follow ecologically sensitive measures such as rotation trimming and will largely be left as designated habitat area.

5.13- This habitat due to the constricted size is targeting a condition on moderate.

Urban Trees

5.14- Six small urban trees will be planted across the site. These will be native fruiting and flowering species with a benefit to local invertebrate and passerine bird species.

5.15- The majority of site post development will be hardstanding or buildings. As such classified as developed land sealed surface.

Results

5.16- The results of the Small Site Metric Biodiversity Net Gain Assessment lead to a improvement of 61.41%/0.0641 units with all trading rules satisfied.

6. Conclusions and Further Surveys

Further Surveys

6.1- No further surveys are required for the proposed development to proceed. Mitigation methodologies detailed in section should be adhered to throughout the demolition and construction phases.

Conclusion

6.2- The site was found to predominantly comprise hardstanding and scrub. The site was found to have value or potential value for bats, birds, amphibians and terrestrial mammals.

6.3- Specific enhancement recommendations for the site include the following:

- Bat and bird boxes could be placed on the new buildings. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.
- Enhancement planting of retained habitats with native species to increase diversity and structure of the introduced shrub and hedgerow habitats.
- The inclusion of 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

7. Bibliography

• Bat Conservation Trust and Institute of Lighting Professionals (2018). Bats and artificial lighting in the UK – Bats and the Built Environment Series.

• British Hedgehog Preservation Society / People's Trust for Endangered Species (2019). Hedgehogs and Development. BHPS / PTES.

• Chanin P (2003). Ecology of the European Otter. Conserving Natura 2000 • CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.

• CIEEM (2019). Guidelines for Preliminary Ecological Appraisal. CIEEM.

• Collins (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (Third Edition). The Bat Conservation Trust, London.

• Eaton MA, Aebischer NJ, Brown AF, Hearn RD, Lock L, Musgrove AJ, Noble DG, Stroud DA and Gregory RD (2015) Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. British Birds 108, 708–746. Available online at britishbirds.co.uk/wp-content/uploads/2014/07/BoCC4.pdf IEA (1995). Guidelines for Baseline Ecological Assessment. E & F Spon.

• English Nature (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

• Froglife (1999) Reptile Survey: An Introduction to Planning, Conducting and Interpreting Surveys for Snake and Lizard Conservation. Froglife Advice Sheet 10. Froglife, Halesworth.

• Gent, A.H & Gibson, S.D. (2003) Herpetofauna Workers' Manual. Joint Nature Conservation Committee, Peterborough.

• Harris S., Cresswell P., Jefferies D. (1989). Surveying Badgers. The Mammal Society. • IEA (1995). Guidelines for Baseline Ecological Assessment. E & F Spon.

• JNCC (2004). Bat Workers Manual. JNCC, Peterborough. • JNCC (2010). Handbook for Phase One Habitat Survey – 2010 Edition. England Field Unit, Nature Conservancy Council. Reprinted JNCC.

• Liles, G. (2003). Otter Breeding Sites. Conservation and Management. Conserving Natura 2000 Rivers Conservation Techniques Series No. 5. English Nature, Peterborough.

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

• Mathews, F., Kubasiewicz, L.M., Gurnell, J., Harrower, C.A., McDonald, R.A., and Shore, R.F. (2018). A review of the population and conservation status of British mammals.

• Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), Great crested newt conservation handbook, Froglife, Halesworth.

• Oldham, R.S., Keeble, J., Swan, M.J.S., and Jeffcote, M. (2000). Evaulating the suitability of habitat for the Great Crested Newt (Triturus cristatus). Herpetology Journal 10 (4), 143-155.

Appendix 1 – Habitat Map


Scattered Scrub
Hardstanding
Site Boundary
RLB

Appendix 2 – Soft Landscape Designs

COPYRIGHT
THE COPYRIGHT IN THIS DRAWING IS VESTED IN ATELIER TWO LTD. AND NO LICENSE OR ASSIGNMENT HAS BEEN, OR IS, GRANTED TO ANY THIRD PARTY WHETHER BY PROVISION OF COPIES OR ORIGINALS OR OTHERWISE UNLESS AGREED IN WRITING

STRUCTURAL DESIGN
ALL STRUCTURAL INFORMATION CONTAINED WITHIN THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S DESIGN/DETAILS/CALCULATIONS AS PROVIDED. ANY CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT AND DISCREPANCIES IN WRITING TO THE ENGINEER

DO NOT SCALE FROM THIS DRAWING
ANY CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DICREPANCIES IN WRITING TO ATELIER TWO LTD.

REFERENCING
THIS DRAWING IS TO BE READ STRICTLY IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTATION PROVIDED BY ATELIER TWO LTD. AND ALL OTHER DESIGNING PARTIES

AREAS
ALL AREAS ARE APPROXIMATE AND CAN ONLY BE VERIFIED BY A DETAILED DIMENSIONAL SURVEY OF THE BUILDING. ANY DECISIONS MADE ON THESE PREDICTIONS SHOULD INCLUDE SUFFICIENT ALLOWANCE FOR THE INCREASE/LOSS/DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESSES. EXISTING BUILDINGS MAY PRESENT ANOLMALIES IN RELATION TO THE DRAWN/SURVEYED INFORMATION WHICH MAY ALSO AFFECT THE STATED AREAS OR DIMENSIONS

BIN STORE TO HOUSE
GENERAL WASTE 2NO. 1100L
DRY RECYCLING 2NO. 1100L

BIN STORE TO HOUSE
GENERAL WASTE 2NO. 1100L
DRY RECYCLING 2NO. 1100L
FOOD WASTE 2NO. 240L

BIN STORE TO HOUSE
GENERAL WASTE 2NO. 1100L
DRY RECYCLING 2NO. 1100L

BIN STORE TO HOUSE
GENERAL WASTE 2NO. 1100L
DRY RECYCLING 2NO. 1100L

PERIMETER SCRUB PLANTING TO COMPRISE THE FOLLOWING WHIP SPECIES:

HAWTHORN
BLACKTHORN
ELDER
HAZEL
ALDER

UNDERSOWN WITH:

COMMON HONEYSUCKLE
DOG ROSE
RED CAMPION
COMMON SOFT BROOME
ROUGH MEADOW GRASS

GFL Area Schedule	
Name	Area
UNIT 01	1024 ft²
UNIT 02	1011 ft²
UNIT 03	1011 ft²
UNIT 04	1011 ft²
UNIT 05	1011 ft²
UNIT 06	1011 ft²
UNIT 07	1011 ft²
UNIT 08	1011 ft²
UNIT 09	1024 ft²
UNIT 10	787 ft²
UNIT 11	786 ft²
UNIT 12	873 ft²
UNIT 13	1011 ft²
UNIT 14	1011 ft²
UNIT 15	1011 ft²
UNIT 16	1011 ft²
UNIT 17	1011 ft²
UNIT 18	1024 ft²
UNIT 19	1023 ft²
UNIT 20	1023 ft²
	19698 ft²

SCHEDULE

SITE AREA	0.23HA
FOOTPRINT	12,679 SQFT
STORAGE	
GIA	19,698 SQFT
ANCILLARY	
GIA	328 SQFT
TOTAL	
GIA	20,026 SQFT
COVERAGE	51%
PARKING	19NO.
MC BAYS	3NO.
EV	4NO.

PLANNING

D	PLANNING ISSUE	18.09.25
C	PLANNING DEVELOPMENT	02.06.25
B	ISSUE UPDATE FOLLOWING CLIENT COMMENTS	12.05.25
A	INITIAL DRAFT ISSUE TO CLIENT FOR CONSIDERATION	24.04.25
REV	AMENDMENTS	DATE

CLIENT: WMR Ltd

PROJECT: Commercial Storage

LOCATION: Sherborne St
Manchester, M8 8LR

CONTENT: Proposed Site Layout

DATE: April 2025

SCALE: 1 : 200 SIZE: A2

ALL DIMENSIONS TO BE CHECKED ON SITE

ATELIER TWO
ARCHITECTURE
07875 237771
www.atelieretwo.co.uk

DRWG: 2444 PL200 REV: D

PROPOSED SITE LAYOUT

1 : 200

0 2 5 10m