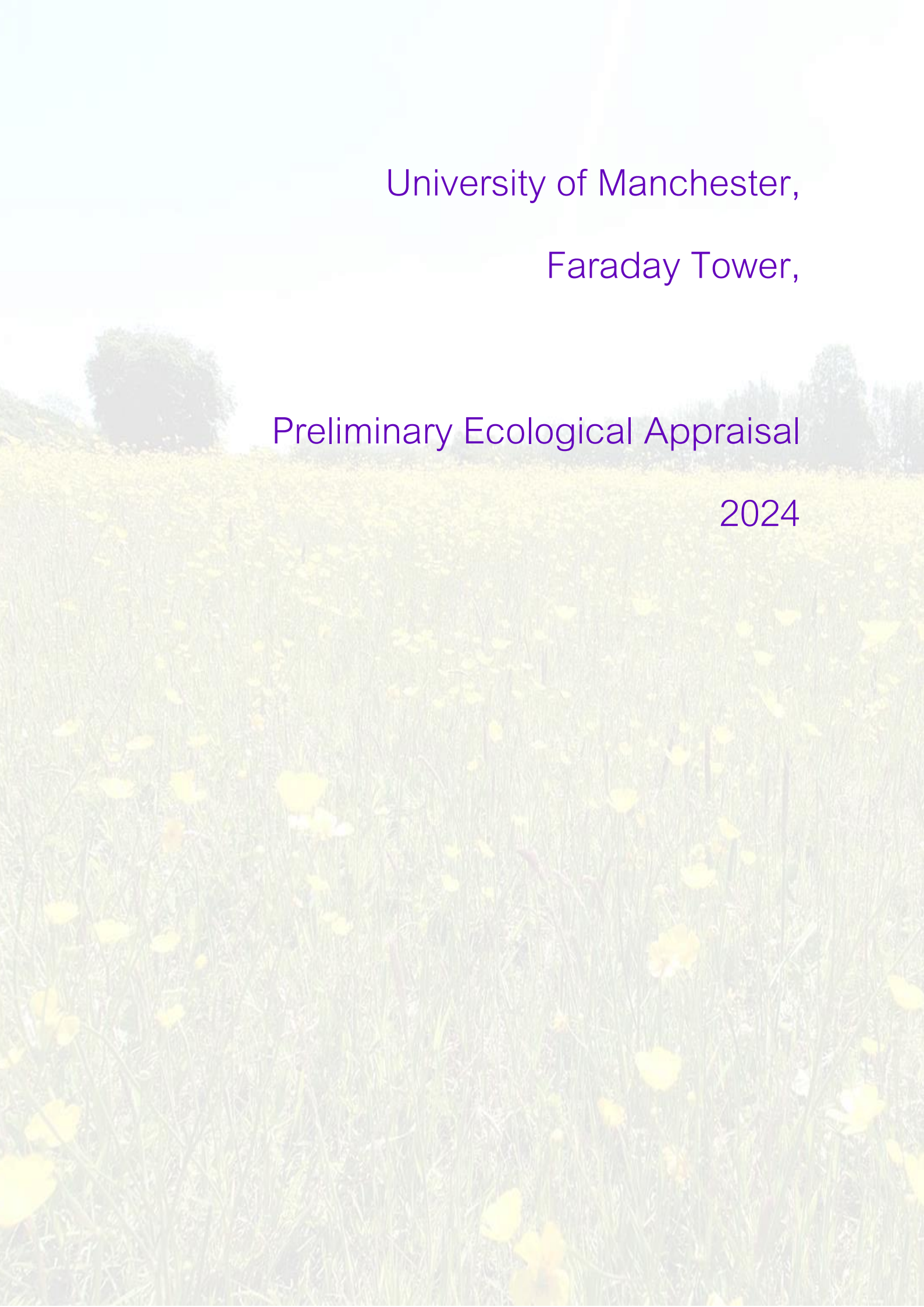


The background of the slide is a photograph of a field filled with yellow wildflowers, possibly buttercups, in the foreground. In the middle ground, there are several green trees and bushes. The sky is a clear, bright blue. The overall image is slightly faded to allow the text to be legible.

University of Manchester,

Faraday Tower,

Preliminary Ecological Appraisal

2024

Client Halliday Meecham Architects Ltd.

Project Title Faraday Tower, University of Manchester, Manchester

Project Reference RHE.4303

Project Leader Lucia Ruiz Mut

Contact Details 

	Name	Position	Date
Author	Lucia Ruiz Mut	Ecologist	03/12/2024
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Revision			



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Executive Summary

Development Details

The client is proposing demolition of the Faraday Tower building, within the University of Manchester premises, hereafter referred to as the 'site'.

This report describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

The site has a low level of ecological interest. Ecological features of interest include potential roosting habitat for bats, limited to one potential roosting feature within a tree, suitable nesting bird habitat, and sub-optimal foraging or dispersal opportunities for Hedgehog.

Outcomes

Further survey is not considered necessary.

Mitigation measures to avoid harm/disturbance to nesting birds and Hedgehog are included in this report. This refers to timing of works and/or precautionary working methods which are considerate sufficient to mitigate potential impacts to habitats or protected species resulting from the demolition works.



1. Introduction

1.1 Project Brief

1.1.1 Rachel Hacking Ecology Limited was commissioned in 2024 by Halliday Meecham Architects to carry out an ecological appraisal of the Faraday Tower and immediate surrounding land, located within the University of Manchester, Manchester M1 3BB (the 'site'). The site is located at O.S. grid reference: SJ 84535 97439 (see Figure 1).

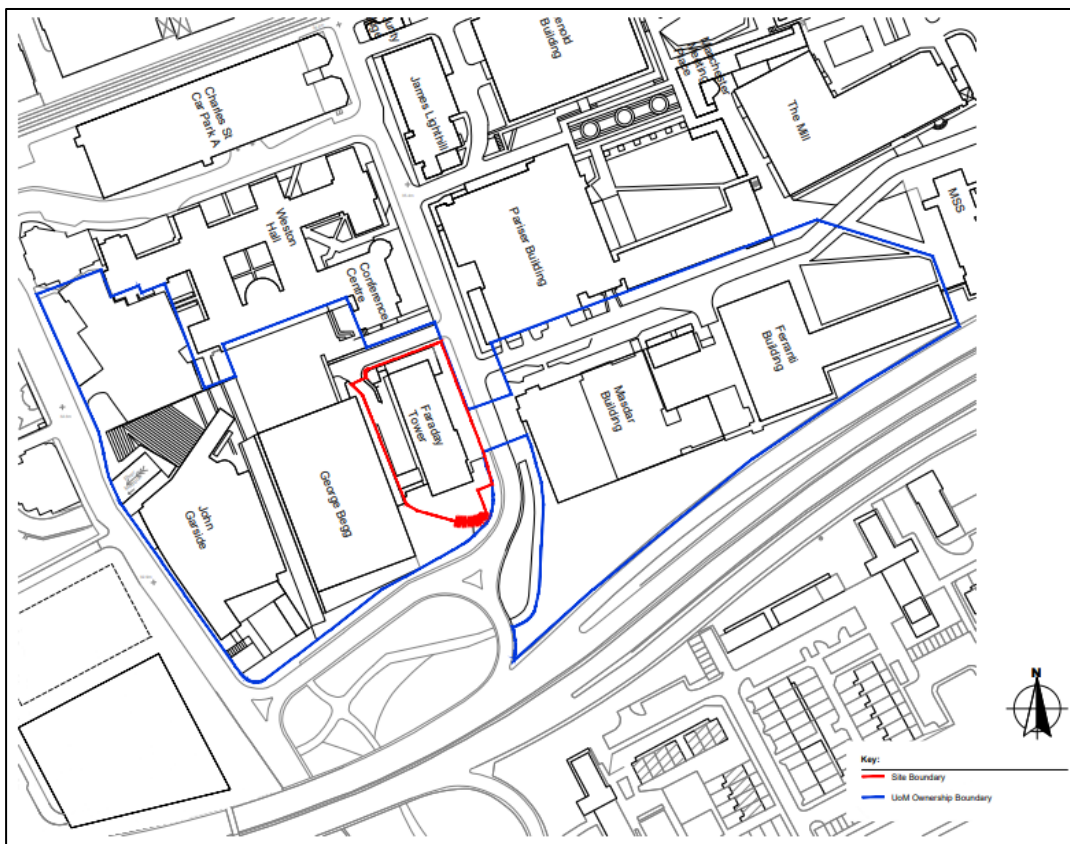


Figure 1. Map showing the location of the site provided by the client.

1.1.2 The site comprises the Faraday Tower building, paved vehicular and pedestrian access surrounding the building, and two small sections of amenity grass to the south.

Description of Development

1.1.3 The site will be the subject of a planning application for the demolition of the Faraday Tower building. No development of the resulting vacant land is proposed at the time of writing.

1.2 Scope of Work

1.2.1 The Client commissioned Rachel Hacking Ecology to carry out the following works:

- Phase 1 Habitat Survey of the land to be affected to JNCC and UK Habs standards, mapping the habitats.
- Assessing the habitats on site and immediately adjacent for their potential to support protected species.
- Daytime Bat Survey of all structures to be affected on site, searching for evidence of bat activity.
- Survey for invasive non-native species on the site.
- Detailed report including full results, impact assessment and recommendations for further protected species surveys/mitigation, if necessary.

1.3 Site Visit Information

Surveyor Details

1.3.1 Lucia Ruiz Mut (Ecologist) visited the site on 4th December 2024. Lucia has over two years' professional experience carrying out similar surveys and is a Qualifying member of CIEEM.

Weather

1.3.2 The weather at the time of the survey was overcast and dry with an average temperature of 7°C. Weather conditions were appropriate for a full assessment to be undertaken.



2. Methods

2.1 Desk Study

- 2.1.1 The Magic website (Multi-Agency Geographical Information for the Countryside) was interrogated for the presence of Statutory Designated Sites (and European Protected Species licences) within a 2km radius of the site
- 2.1.2 The site was checked to determine if it is located within an Impact Risk Zones for any Site of Special Scientific Interest (SSSI) and if so, whether the Local Planning Authority will need to consult Natural England.
- 2.1.3 Local Planning Authority Policy maps were interrogated for the locations of non-statutory designated sites within a 1km radius of the site.
- 2.1.4 Given the nature of the site, it was not considered appropriate to undertake a data search with the local records centre.

2.2 Field Survey

Extended Phase 1 Habitat Survey

- 2.2.1 In accordance with JNCC guidelines¹ and the UK Habitat Classification System² the site was walked over, and the habitats and features of ecological interest were mapped and described. Habitats and features of particular interest were target noted.
- 2.2.2 During the walkover habitat and features were assessed for their suitability to support protected and notable species in accordance with CIEEM guidelines³. Field signs of protected, notable, and invasive non-native species, if encountered, were mapped, and described.

Bats

- 2.2.3 The exterior of the site was surveyed from the ground using binoculars and a high-powered torch. Features offering potential access to roosting bats were recorded. Such features may include suitable gaps in roof coverings, gaps behind external cladding/facia and gaps in masonry.

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

² Butcher, B., Carey, P., et al (2020). UK Habitat Classification – Habitat Definitions V1.1 at <http://UKhab.org>

³ CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

- 2.2.4 Evidence indicating the presence of roosting bats was also searched for. This may include bat droppings on walls, windows or on the ground below roost entrances or staining from fur oil around roost entry points.
- 2.2.5 The interior of the site was surveyed to identify any evidence indicating use by roosting bats. Such evidence may include bat droppings, feeding remains, urine splashes, live or dead bats and staining from fur oil on timbers.
- 2.2.6 Any trees on the site that are to be affected by the proposals were given a ground-level assessment, searching for Potential Roosting Features (PRF's), such as flaking bark, woodpecker holes, knot holes and limb splits.

2.3 Mitigation Hierarchy

- 2.3.1 Mitigation measures should be embedded within the masterplan design and planning application process. Measures during the construction phases should be included in a Construction Environmental Management Plan: Biodiversity (CEMP). This process from proposal to implementation needs to consider the 'mitigation hierarchy' of avoid, reduce, compensate, and enhance:
- Aim to avoid negative effects through the design process.
 - Mitigate if negative effects cannot be avoided.
 - Use compensation measures to offset residual impacts.
 - Identify and implement opportunities to enhance biodiversity.

3. Results

3.1 Survey Constraints

3.1.1 Field survey results are valid for a limited duration and no investigation can provide a complete description and characterisation of a site. The composition of habitats and species can change depending on environmental variables and the mobility of species, so the results of a study become less reliable over time. In some cases, surveys that are 3 years old may be acceptable for a project assuming that habitats have not significantly changed in the intervening period, but for protected species it is likely that survey data will need to be no more than 18 months old.

3.1.2 Table 1 describes the survey limitations and how these were mitigated.

Table 1. Survey Constraints and Mitigated Response	
Constraints	Mitigated Response
Internally, some sections of the building were not accessible due to the known presence of asbestos.	The restricted areas do not differ structurally to other accessible areas within the building. Therefore, it is considered that their suitability for protected species can be inferred based on the assessment of the accessed areas.

3.2 Designated Sites

- 3.2.1 The desk study provided information on the statutory and non-statutory designated sites.
- 3.2.2 There are no statutory designated sites within a 2km buffer of the site.
- 3.2.3 There is one non-statutory designated site within the study area. Namely, Ashton Canal Site of Biological Importance (SBI) located 0.77km northeast of the site, which is designated for standing water habitats.
- 3.2.4 The desk study identified that the site was located within the Impact Risk Zone of three Site(s) of Special Scientific Interest, namely, Rochdale Canal, Hollinwood Branch Canal and Huddersfield Narrow Canal. The proposed development will not require the Local Planning Authority to consult with Natural England.

3.3 Habitats

- 3.3.1 Target Notes and photographs are contained in Appendix 2 and the habitats survey plan is contained in Appendix 3.

Developed Land; Sealed Surface – Building

- 3.3.2 Most of the site is comprised of the Faraday Tower building (1). This is described in detail in Section 3.4 Bats.

Developed Land; Sealed Surface – Access and Yards

- 3.3.3 The building is immediately surrounded by paved surfaces (2) to provide vehicular and pedestrian access. These feature sealed surfaces with sparsely vegetated edges showing ephemeral and ruderal vegetation including Buddleia *Buddleja davidii*, Shaggy-soldier *Galinsoga quadriradiata*, Dandelion *Taraxacum officinale* agg., Ragwort *Jacobaea vulgaris*, Creeping Bent *Agrostis stolonifera* and Fescue *Festuca* sp.. The extent of these species is considered too scarce for this parcel to be classified as sparsely vegetated urban land – ephemeral/ruderal.

Modified Grassland

- 3.3.4 At the south of the site there is a small, vegetated section featuring modified grassland (3). This appears to be regularly mown. Species present include dominant Fescue, frequent Creeping Buttercup *Ranunculus repens*, White Clover *Trifolium repens*, Yarrow *Achillea millefolium* and Common Mouse-ear *Cerastium fontanum*, occasional Ribwort Plantain *Plantago lanceolata*, Dandelion and rare Herb Robert *Geranium robertianum* and Colt's-foot *Tussilago farfara*. The ground is covered with a moss carpet.

Individual Trees

- 3.3.5 Within habitat (3), there are two semi-mature Cherry *Prunus* sp. tree specimens (T1 & T2).
- 3.3.6 Trees suitability for roosting bats is assessed in Section 3.4 Bats.

Ornamental Shrub

- 3.3.7 There is shrub bed (4) south of the building adjacent to B1. Species present include Buddleia, Birch *Betula* sp., Bramble *Rubus fruticosus* agg., Rosebay Willowherb *Chamaenerion angustifolium*, Ragwort and Fescue.

Line of Trees

- 3.3.8 There is line of Beech *Fagus sylvatica* trees (5) along the southern edge of the shrub bed.

3.4 Species

Invertebrates

- 3.4.1 Habitats on site are not likely to support rare species or important assemblages of invertebrates. The scattered wildflowers and shrub on site may be used by butterflies or other pollinators but are not considered to significantly contribute to the conservation status of the local insect community. Thus, invertebrates are not discussed further in this report.

Great Crested Newt

- 3.4.2 There is no suitable breeding or terrestrial habitat for Great Crested Newt (GCN) *Triturus cristatus* on site. There are no ponds or waterbodies featuring standing water within 0.25km of the site. No European Protected Species Licence (EPSL) for GCN have been granted within 1km of the site.
- 3.4.3 It is considered highly unlikely that GCN may be present on site and therefore, this species is not further considered in this report.

Reptiles

- 3.4.4 There is no suitable habitat for reptiles on site. There is no connectivity with suitable habitat given the development site is located within a highly developed context, in the centre of Manchester.
- 3.4.5 It is considered highly unlikely that reptile species may be present on site and therefore, these species are not further considered in this report.

Nesting Birds

- 3.4.6 The building may offer nesting opportunities, particularly under eaves or window edges. No evidence of previous nesting activity was found. The individual trees on site also provide nesting opportunities for birds.

Badger

- 3.4.7 There is no suitable habitat for Badger *Meles meles* on site and there is no connectivity between the site and suitable habitat given the urban context of the site. Thus, Badger is not considered further in this report.

Hedgehog

- 3.4.8 The site offers sub-optimal foraging and dispersal habitat for hedgehog, restricted to the modified grassland on site and the shrub bed to the west.

Bats

- 3.4.9 The Faraday Tower building (1) and trees on site were assessed for their potential to support roosting bats.

Preliminary Roost Assessment

- 3.4.10 The Faraday Tower is a 13-storey building, with a part basement. The building was erected in the late 60s and was used as chemistry laboratories for the University of Manchester until 2003, when it became vacant.
- 3.4.11 The external facades consist of reinforced concrete cladding panels, beams and columns. The roof of the building is a flat terrace, with numerous fume cupboard vents which previously served the laboratories within the building. Potential access points for bats are restricted to partially opened windows and small vents within the eastern and western elevations (see Photographs 1 and 2). Cracks on the concrete facades were superficial.



Photographs 1 showing external access points on western elevation.



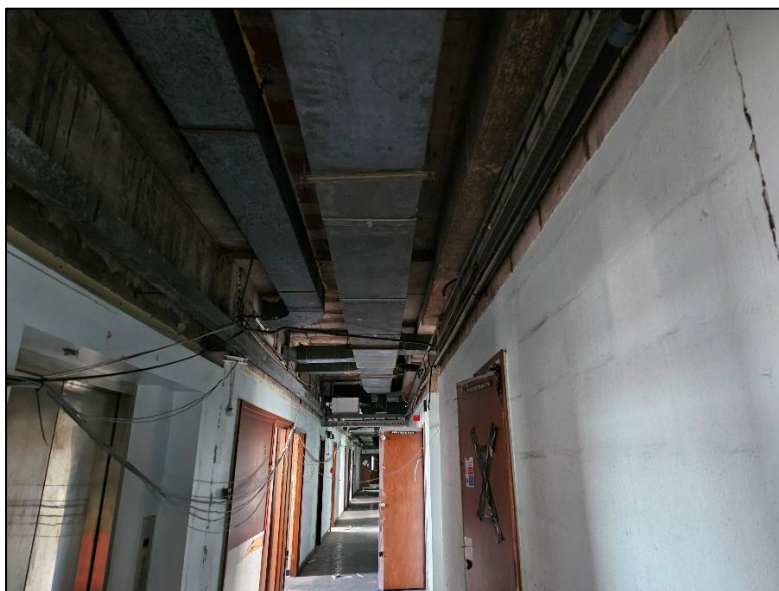
Photographs 2 showing external access points on eastern elevation.

3.4.12 Internally, the basement was completely dark in the absence of artificial lighting, cool and damp. It was mentioned that it has been flooded in previous years. It features concrete flat roofs with no cladding or insulation (see Photographs 3 and 4). No Potential Roosting Features (PRFs) were recorded and no signs of bats such as droppings or feeding remains were recorded.



Photographs 3 (left) and 4 (right) showing the interior of the basement floor.

3.4.13 All the remaining floors present broadly similar layout and structure. Light enters the building during the day through the multiple windows. The ceiling along the corridors has been stripped of exposing the concrete skeleton and ventilation tubes (see Photograph 5). The former laboratories showed similar ceiling structure but still covered with white coating (see Photographs 6 and 7). No PRFs or signs of bats were observed.



Photograph 5 showing the corridor.

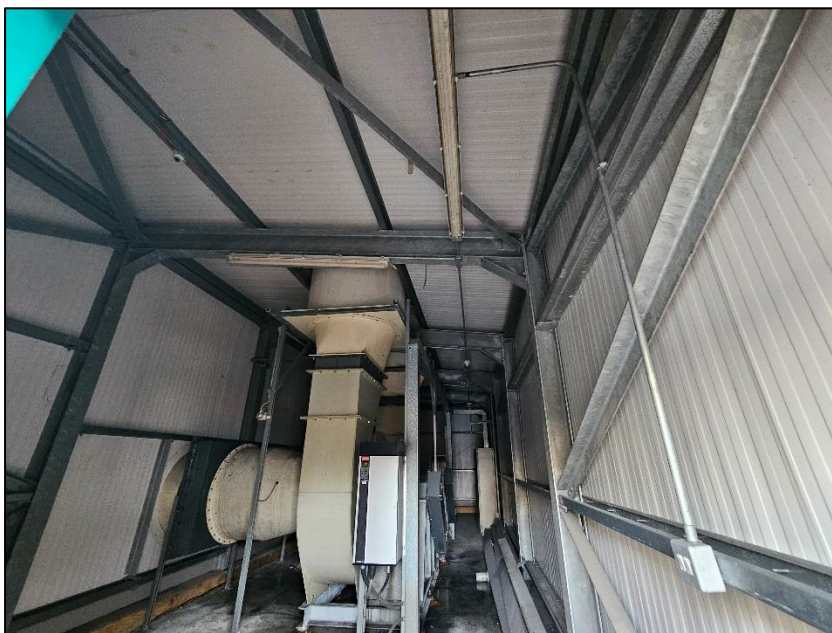


Photographs 6 (left) and 7 (right) showing the interior of the laboratory rooms.

- 3.4.14 The flat concrete roof (see Photograph 8 and 9) features a container comprised of corrugated panels which is kept open and offers no suitability for bats (see Photograph 10).



Photographs 8 (left) and 9 (right) showing the roof.



Photograph 10 showing the interior of the container.

- 3.4.15 The Faraday Tower is assessed as offering **negligible** suitability for roosting bats.

Ground Level Tree Assessment

- 3.4.16 T1 does not offer PRFs, T2 features one PRF suitable to be used opportunistically by an individual or small numbers (2-3) of bats. Results of the Ground Level Tree assessment are provided in Appendix 4.
- 3.4.17 The site offers **negligible** foraging and commuting habitat for bats, limited to the two individual trees and the shrub bed.

3.5 Invasive Species

Plants

- 3.5.1 The invasive non-native species *Rhododendron ponticum* (TN1) is present at the western edge of the shrub bed. This is outside the red line boundary.

4. Assessment

4.1 Development Context

- 4.1.1 The following assessment assumes that the Faraday Tower building will be demolished and trees on site may be removed to facilitate works.

4.2 Impacts on Designated Sites

- 4.2.1 No impacts on statutory and non-statutory designated sites are anticipated due to the distances involved and the lack of impact pathways.

4.3 Impacts on Habitats

- 4.3.1 Most habitats on site are of negligible ecological value such as the building and the developed surfaces, impacts to these habitats do not require mitigation.
- 4.3.2 The modified grassland and the trees within are of low and moderate ecological value, respectively. However, these are located outside the red line boundary and no impacts are anticipated further than potential dust spillage or accidental runoff of construction remains. This will be a temporary, negative impact at the site level. Mitigation is recommended in Section 5.

4.4 Impacts on Species

Nesting Birds

- 4.4.1 No active nests or evidence of previous nesting was recorded during the survey. However, the building and the trees on site offer suitable nesting habitats. If these habitats are removed during the breeding bird season, this may result in nesting birds being harmed/disturbed should active nests develop on site. Mitigation is recommended (see Section 5).

Hedgehog

- 4.4.2 Hedgehog may use the site opportunistically for foraging or dispersal. Hedgehog may be attracted to construction site because of debris or brush piles that offer refugia opportunities, therefore there is a risk of harm through entrapment and contact with hazardous machinery and harmful substances. Mitigation is recommended (see Section 5).

Bats

- 4.4.3 Suitable roosting habitat for bats is limited to one PRF-I in T2. The individual trees are outside the red line boundary, and it is understood that these will be retained and therefore impacts are not anticipated. Mitigation must be provided if tree removal is required (see Section 5).

4.5 Invasive Species

- 4.5.1 The presence of *Rhododendron* it is not an offence, but it is to allow the species to spread into neighbouring areas or to grow in the wild. However, it is considered that giving the restricted area affected by the demolition work, TN1 is at enough distance of the working area to avoid contact and/or spread of the species and no further mitigation is required.

5. Recommendations

5.1 Further Surveys

- 5.1.1 No further surveys are considered necessary.

5.2 Mitigation and Enhancement Measures

- 5.2.1 Protection of ecological features (habitats and species) during the construction phase will be described in a Construction Environmental Management Plan (CEMP). Mitigation measures to protect, maintain and enhance ecological features during the operational phase of development will be described in a Biodiversity Management Plan (BMP). Management Plans will contain Operational Aims and Objectives, Rationale for management, Prescriptions and schedules detailing the timing and responsibility for delivering the prescriptions. It is anticipated that the CEMP and BMP will be provided as a planning condition in advance of the commencement of the proposed development.

Habitats

- 5.2.2 The grassland habitat will be cleared of debris and spoil after demolition and left to recover.
- 5.2.3 Regarding trees a like for like compensation is recommended, should tree removal is required, which is not anticipated.

Nesting Birds

- 5.2.4 Impacts on nesting birds should be avoided by carrying out site demolition and tree removal, if required, outside of the bird breeding season (March- August). If this is not feasible, checks immediately before demolition and tree removal works by a suitably qualified ecologist will be required. If nesting activity is detected work, in that area will need to stop until the ecologist considers that nesting activity is finished.
- 5.2.5 Local birds will benefit from the provision of nesting boxes in other areas within the blue line boundary.

Hedgehog

- 5.2.6 To ensure that Hedgehog are not trapped or harmed during the construction work, smaller excavations should be covered if left overnight. Larger excavations, if left overnight or for longer periods, should be ramped to enable animals to escape. Building remains, spoil, debris and/or brash piles the may result of tree removal should be placed within the sealed surfaces and not left on site for more than 24hrs to avoid creation of potential refugia for Hedgehog which be impacted when these are clear and the end of the works.

Bats

- 5.2.7 It is understood that trees will be maintained. If tree removal becomes necessary, in accordance with current standard guidance⁴ a 'roost resource approach' is considered proportionate for the loss of one PRF-I. That would include the provision of a Precautionary Works Methods Statement and compensation for the loss via installation of one bat box within the blue line boundary.

⁴ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologist: Good Practice Guidelines (4th edition) The Bat Conservation Trust, London.



Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2023) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 180 and 186, shown below:

- 180. Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 186. When determining planning applications, local planning authorities should apply the following principles:
 - a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments),



should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Legislation

The Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) includes the notification and confirmation of Sites of Special Scientific Interest (SSSIs). SSSIs can be notified for their floral, faunal, geological, or physiographical features. Protection against damaging operations and management of SSSIs is also included within the Act. Impact Risk Zones (IRZs) are zones around an SSSI account for the particular sensitivities of the features for which it is notified and identify development proposal which could have adverse impacts.

The Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) protects native animals, plants and habitats. Under the Act it is an offence to intentionally kill, injure or take any wild animal listed on Schedule 5 and it is an offence to interfere with places used for shelter or protection, or intentionally disturb animals occupying such places. The Act prohibits picking, uprooting or destroy any wild plant (or any attached seed or spore) listed in Schedule 8.

European Protected Species (EPS) such as bats, Hazel Dormouse, Otter, Natterjack Toad, Smooth Snake, Sand Lizard and Great Crested Newt are protected by the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) and the Conservation of Habitats and Species Regulations 2017. The Acts make it an offence to:

- a) Deliberately capture, injure or kill an EPS;
- b) Deliberately impair an EPS's ability to survive, breed, reproduce, rear or nurture young; to hibernate or migrate; or significantly affect the local distribution or abundance of the EPS.
- c) Possess or control live or dead EPS or any part of, or anything derived from a EPS;
- d) Damage or destroy a breeding site or resting place of an EPS;



- e) Intentionally or recklessly obstruct access to any place that is used for shelter or protection by an EPS;
- f) Intentionally or recklessly disturb a structure or place that it uses for shelter or protection that is occupied by an EPS.

All common herptiles are protected under the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000). Grass Snake, Slow Worm, Common Lizard, Adder are protected against intentional killing or injury. Common Frog, Common Toad, Smooth Newt and Palmate Newt is protected against sale. In addition, all British reptiles, Common toad and Great Crested Newt are listed as Species of Principal Importance.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird or take, damage, or destroy its nest whilst in use or being built, or take or destroy its eggs. It is an offence to intentionally or recklessly disturb a species listed on Schedule 1 of the Act while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young.

The Protection of Badgers Act 1992 makes it an offence to wilfully, or to attempt to kill, injure, take, possess or cruelly ill-treat a Badger, or intentionally or recklessly interfere with a sett. Interference of a sett includes disturbing badgers during occupation of a sett, or damaging or destroying a sett, or obstructing access to the sett.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on every public authority to have regard to conserving biodiversity. Section 41 of the same Act requires the Secretary of State to publish a list of the living organisms and types of habitats that are of 'Principal Importance' for the purpose of conserving biodiversity. The Secretary of State must take steps, as appear reasonably practicable, to further the conservation of those living organisms and habitats in any list published under this section. The list of species and habitats of principal importance currently includes 943 species and 56 habitats. These are the species and habitats found in England which are regarded as conservation priorities under the UK Post-2010 Biodiversity Framework

The Hedgerows Regulations 1997 protect 'important' hedgerows from destruction or damage. A hedgerow is 'important' if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy 'important' hedgerows unless permitted by the local planning authority.



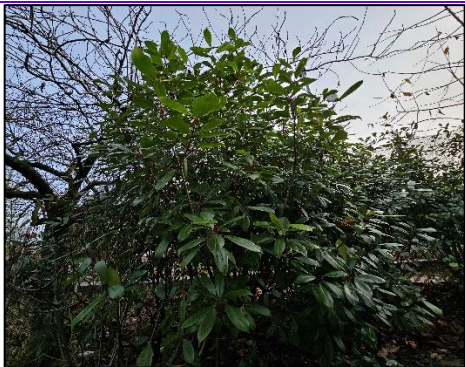
The Environment Act 2023 makes it mandatory for housing and development, subject to some narrow exemptions, to achieve at least a 10% net gain in value for biodiversity – a requirement that habitats for wildlife must be left in a measurably better state than before the development. Developers must submit a 'biodiversity gain plan' alongside usual planning application documents. The local authority must assess whether the 10% net gain requirement is met in order to approve the biodiversity gain plan.

The Environment Act 2023 strengthens the duty on public authorities (NERC Act, 2006) to have regard to the conservation of biodiversity.

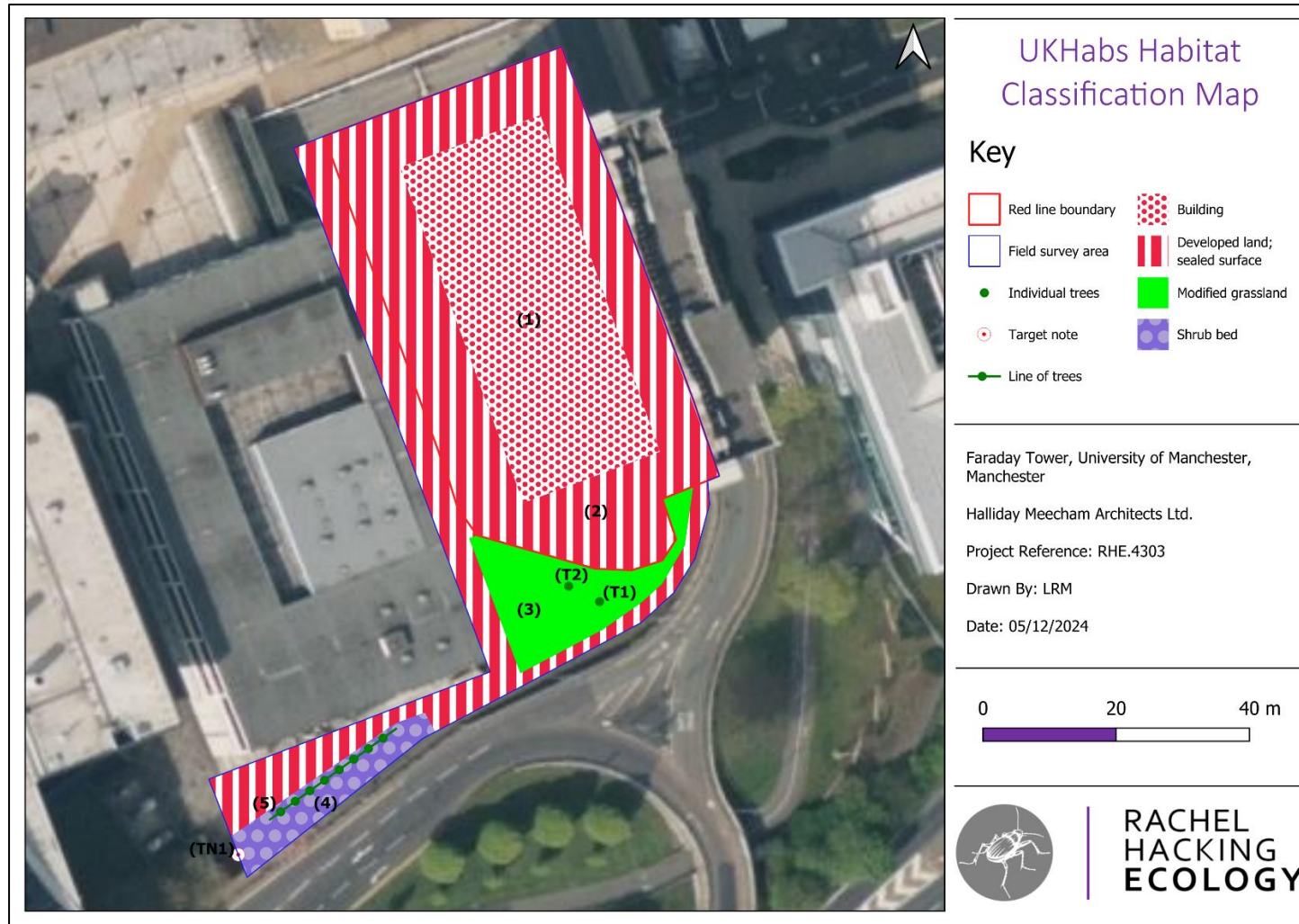
The Environment Act 2023 amends the Wildlife and Countryside Act 1981 to introduce an additional purpose for granting a protected species licence in relation to development, 'for reasons of overriding public interest', and two additional tests for the granting of such licences: that there is 'no other satisfactory solution' and that granting the licence is 'not detrimental to the survival of any the population of the species concerned'. These changes will reduce the scope for unlicensed activities to provide clear safeguards before licences can be granted, providing legal certainty and clarity to developers about their environmental obligations.

Appendix 2: Target Notes

Reference No.	Habitat	Photograph
(1)	Faraday Tower building	
(2)	Developed land; sealed surface	
(3)	Modified grassland	
(4)	Shrub bed	

(5)	Line of trees	
T1 & T2	Cherry trees	  (T1) (T2)
TN1	Invasive, non-native species; Rhododendron	

Appendix 3: Habitat Classification Map



Appendix 4: Ground-level Tree Assessment

Table A1. Ground-level Tree Assessment Results						
Tree Reference no.	Tree Species	Location (What3words)	PRF(s) Description	Tree Suitability	PRF(s) Suitability	Photographs
T1	Cherry <i>Prunus sp.</i>	///canny.plant.tilt	NA	NONE	NA	

T2	Cherry <i>Prunus sp.</i>	///haven.ever.souk	Rotten/fissured bark forming a small round cavity at the top of the main trunk, before cranch bifurcation, circa 2m high and facing south.	PRF	PRF-I	 
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