

Ecological Impact Assessment (EcIA)

Survey site:

Wythenshawe Park Sports Hub, Wythenshawe Road, Wythenshawe, Manchester M23 0PH

Client:

Joseph Ryan – Etec Contract Services Ltd

Survey date:

17/03/2025

Project:

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:

The construction of a new leisure facility, with associated outdoor sports areas.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Site Location and Context

The survey site is centred on National Grid Reference SJ 81012 89862 and has an area of approximately 4.7ha. The site comprises numerous built structures used to facilitate the sports hub, with areas of grassland and hardstanding used for recreational purposes. The site is situated in an urban setting approximately 8 km south of Manchester City Centre. It is bordered by extensive areas of deciduous woodland, with grassland and dense residential housing to the south. Several ponds are located within the surrounding woodland, alongside a brook that flows along the site's southern boundary. In the wider landscape, the area becomes increasingly urbanised, with dense residential and commercial developments interspersed with small pockets of green space. To the east, larger areas of parkland featuring grassland and woodland provide additional natural habitats.

Survey Details

The site survey was undertaken by David Hill-Chambers MSc, BSc (Hons), Graduate Ecologist, Accredited agent of Natural England Bat Licence Number 2024-12491-CL18-BAT

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
17/03/2025	7	61	10	6	None

Executive Summary

The site comprises modified grassland, scattered trees, sealed surfaces, sparsely vegetated urban land, and existing sports buildings. These habitats are generally of low ecological value, though mature trees provide some local biodiversity interest, and adjacent woodland, ponds, and a brook support connectivity to higher-value habitats. The site lies within Wythenshawe Park Local Nature Reserve, but the proposed development will not significantly affect this wider designation. Protected species interest is limited but includes moderate bat roost potential in Building 1, potential roosting features within one mature sycamore (T6), low suitability for reptiles and amphibians, and general nesting opportunities for birds. Hedgehogs may also use the site for foraging and commuting.

The proposed development will demolish existing structures and construct new leisure facilities with outdoor sports areas. This will lead to the loss of modified grassland and the felling of all six trees of site. Further survey effort is required for bats, including emergence/re-entry surveys of Building 1 and close inspection of T6. Reasonable Avoidance Measures are recommended for amphibians, reptiles, hedgehogs, and nesting birds, alongside sensitive lighting design to protect commuting bats. The development must deliver at least 10% biodiversity net gain, supported by a Habitat Management and Monitoring Plan. Enhancements such as bird boxes, bee bricks, reptile log piles, and amphibian hibernacula are advised to increase ecological value post-development.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

There were no specific limitations to the survey.

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, pond map in appendix 3, proposal plan in appendix 4 and photos in appendix 5). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings (UKHab codes used)	<p>The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site also contains a number of mature trees which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km.</p> <p>On-site habitat descriptions</p> <p>u1b – Developed land/sealed surface</p> <p>Present on site are numerous areas of developed land, sealed surface in the form of the car park to the northeastern corner of the site, the running track, and walkways.</p> <p>u1b5 – Buildings</p> <p>The site consists of multiple buildings, including a single storey building present within the car park, a sport hubs located to pavilion to the east of the running track, in addition to numerous shipping containers used for storage. Further details on the buildings is provided within the “Bats” section of this report.</p> <p>u1f 510 – Sparsely vegetated urban land, Bare ground</p> <p>Within the centre of building present within the carpark, is an area of sparsely vegetated urban land, with significant areas of bare ground. Species composition includes:</p>

- **Meadow grass** spp *Poa* (D)
- **Common Daisy** *Bellis perennis* (F)
- **Goat willow** saplings *Salix caprea* (O)
- **Colt's foot** *Tussilago farfara* (R)
- **Common Selfheal** *Prunella vulgaris* (F)
- **Rye grass** spp *Lolium* (F)
- **Climacium moss** spp *Climaciaceae* (O)
- **Red stemmed feather moss** *Pleurozium schreberi* (R)

The vegetation structure within the parcel of sparsely vegetated urban land is relatively uniform and lacks complexity. While it may support common invertebrate species, it is not considered capable of supporting vertebrate species in terms of foraging or breeding opportunities. The species composition includes a variety of flowering plants beneficial to pollinators, along with mosses and young tree saplings. No invasive non-native species were recorded within the habitat parcel.

g4 – Modified grassland

Present on site are numerous areas of modified grassland. Although several separate parcels are present, the majority have been grouped together based on shared condition. A distinction has been made for the parcel of grassland within the centre of the running track as the percentage of bare ground present is significant.

Parcel One – Species composition of the grassland parcel within the centre of the running track is as follows:

- **Perennial Rye grass** *Lolium perenne* (D)
- **Common daisy** *Bellis perennis* (R)
- **White clover** *Trifolium repens* (R)

The species composition within the grassland parcel is considered poor, with the sward largely dominated by perennial ryegrass (*Lolium perenne*). Sward height is uniform across the parcel as a result of regular management. No scrub, bracken, or invasive non-native species were recorded. However, due to increased recreational pressure, areas of bare ground are present and exceed 20% of the total area. Aside from this, no additional signs of anthropogenic disturbance were observed.

Parcel Two – Species composition of the remainder of the grassland is as follows:

- **Perennial Rye grass** *Lolium perenne* (D)
- **Creeping buttercup** *Ranunculus repens* (O)
- **White clover** *Trifolium repens* (R)
- **Common daisy** *Bellis perennis* (O)
- **Common Dandelion** *Taraxacum officinale* (O)
- **Red clover** *Trifolium pratense* (R)

The species composition within the grassland parcel is considered poor, with the sward largely dominated by perennial ryegrass (*Lolium perenne*). Sward height is uniform across the parcel aside from along the fringes where there is variation in sward height. No scrub, bracken, or invasive non-native species were recorded. Bare ground is present; however, this accounts for less than 5% of the total areas. No signs of anthropogenic disturbance were observed.

g 32 – Scattered trees

Present on site are 10 individual trees scattered around the modified grassland or within the sparsely vegetated urban land. These trees predominantly overhang vegetated areas below. T1, T2 and T3 share a continuous canopy whilst the remaining trees stand as individuals. No signs of adverse anthropogenic damage were observed. No ecological niches such as lifted bark or deadwood were identified. No active bird nests were identified. Tree species with DBH (given in centimetres) are listed below.

T1	Silver Birch (<i>Betula pendula</i>)	34 DBH	T2	Goat Willow (<i>Salix caprea</i>)	24.5 DBH
T3	Goat Willow (<i>Salix caprea</i>)	14 DBH	T4	Blackthorn (<i>Prunus spinosa</i>)	17 DBH
T5	Sycamore (<i>Acer pseudoplatanus</i>)	69 DBH	T6	Sycamore (<i>Acer pseudoplatanus</i>)	71 DBH

	<p>Local notable habitats</p> <p>Small patches of ancient woodland are present in close proximity to the site. The closest is located ~1.1km to the east with a further two patches also located to the east. Multiple areas of deciduous woodland are located within 2km of the site with the two large areas directly adjacent to the site along the eastern and western boundary. Further areas of deciduous woodland are located in all directions with a large cluster towards the east of the site. A single, large area of Woodpasture and Parkland (BAP priority habitat) is located ~0.3km east of the site. This area has been recognised for its ecological importance and is characterised by a mosaic of habitats include woodland, grassland and heathland.</p>
<i>Foreseen Impacts</i>	<p>On-site habitats</p> <p>The habitats on-site are widespread and not notable; however, the proposed development will result in the loss of a significant area of modified grassland. In addition, T4 is likely to be felled during the demolition of the B1. The loss of such a large area of grassland is likely to have an impact on the biodiversity of the site, although the ecological function of the grassland is expected to be retained. Furthermore, the felling of T4 is likely to have minimal impact on the biodiversity of the site given it lacks decay features which may provide ecological niches, lowering their ecological value. As there are extensive trees within the locality, its loss is unlikely to significantly impact biodiversity.</p> <p>Notable habitats</p> <p>No impacts to any notable habitats are anticipated as a result of the proposed development.</p>
<i>Recommendations</i>	<p>On-site habitats</p> <p>Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).</p> <p>Notable habitats</p> <p>None required.</p>

	<p>Biodiversity net gain</p> <p>The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.</p>
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	<p>On-site designations</p> <p>The site is part of Wythenshawe Park Local Nature Reserve (LNR). The site is described by Natural England as “<i>Variety of Woodland habitats in and around the park, three of which are sites of biological importance. Also, wildflower meadows and formal beddings</i>”.</p> <p>Statutory designated sites (within 2km)</p> <p>There are one statutory sites within 2km of the site, as detailed below:</p> <p>Kenworthy Woods (LNR) – 1.2km north: The site is described by Natural England as “<i>Hedgerows, grasslands (neutral and areas indicative of acid grassland), wetlands, broadleaved woodlands and orchard</i>”.</p> <p>Non-statutory designated sites</p> <p>The presence of non-statutory designated sites within 2km of the site cannot be established without data from Greater Manchester Record Centre.</p>
<i>Foreseen Impacts</i>	<p>On-site designations</p> <p>The proposed development will consist of the construction of new sports facilities and the demolition of existing structures with associated outdoor sports areas. However, as the land use will not change and the development does not consist of major changes to the land or the function of the wider LNR, the development is not anticipated to results in any significant impact.</p>

	Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including modified grassland and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys. Suggested biodiversity enhancements The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.

Bats

Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are one EPSLs within a 2km radius of site as detailed below:

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
EPSM2011-2983	Common Pipistrelle	~1.6km northwest	Destruction of a resting place

Foraging and commuting habitat

The habitats recorded on-site offer foraging and commuting opportunities for bats, primarily through species-poor grassland, scattered trees, and boundary tree lines. These features are likely to create microclimatic conditions that support invertebrates, which serve as a food source for local bat populations. The surrounding landscape includes deciduous woodland, several ponds, and a small brook along the southern boundary, providing optimal conditions for foraging and commuting bats of various species. These habitats maintain functional connectivity with woodland areas to the east, which, in turn, link to linear stretches of woodland further afield, enhancing ecological connectivity across the landscape.

Roosting habitat

Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of two buildings on site; the single storey building (B1) present within the carpark, the main sports hubs (B2) and numerous auxiliary metal storage containers (BA). One tree is to be felled (T4) as part of the development. No evidence of roosting bats was identified on or within the buildings or T4 on site.

Building One (B1) – Overview and Assessment

B1 is a brick-built single storey building with a flat roof structure with wooden panelling along the external walls. A tall maintenance unit is also present upon the roof, clad in wooden panelling. Within the internal courtyard an overhang comprised of compressed straw panelling is present. No physical evidence of bats were present, however multiple roost features were identified.

Internal Assessment

Due to the flat roof structure of Building one (B1), no loft space is present. The internal layout comprises multiple rooms serving various functions, most of which appear to be in a deteriorating condition. While the rooms are not directly connected, small holes are present in internal walls where pipes and wiring pass through, potentially allowing bats, if present, to move between rooms. All door frames remain intact and do not provide access into concealed spaces.

The brickwork within the central courtyard is in good condition, with no evidence of damaged bricks or missing mortar. However, in several rooms, daylight was visible through gaps in the external wooden panelling, indicating potential access points for bats. Despite this, the absence of an internal loft space limits the availability of suitable roosting features within the building, thereby reducing the overall likelihood of internal bat roosts.

External Assessment

The external building materials comprise a combination of brickwork and wooden panelling. The structure is in a deteriorating condition, with numerous instances of damaged bricks and missing mortar, creating potential roosting opportunities for crevice-dwelling bats. In addition, several sections of wooden panelling are either damaged or lifted, further increasing the availability of suitable crevices for roosting. Some of these lifted panels also provide access to the internal space, potentially allowing bats to move between internal and external areas. The rooftop maintenance unit also contains lifted panels, which could similarly be utilised by crevice-dwelling bat species.

Given the condition of the building, the presence of multiple potential roosting features, and the availability of high-quality surrounding habitat, Building one (B1) is assessed as providing **moderate suitability** for roosting bats. The features identified are considered capable of supporting low numbers of roosting individuals, such as solitary or transitional roosts, but are not deemed suitable for large colonies or roosts of high conservation value.

Building Two (B2) – Overview and Assessment

Building two (B2) is a single-storey structure constructed predominantly of metal panelling, with a flat roof also formed of metal and finished with metal fascia boards. No internal loft space is present, and the internal area is actively used as part of the operation of the sports hub. The external structure appears to be in excellent condition, with no visible signs of damage, corrosion, or rust to the metal panelling. No gaps were identified between the wall panels and fascia boards that could offer access to roosting bats. Furthermore, the fluctuating internal temperatures typically associated with metal structures are likely to deter bats from roosting within B2, even if access were available. Therefore, B2 is assessed to provide **negligible suitability** for roosting bats.

Building A (BA) – Overview and Assessment

Also present on site are multiple metal storage containers, used in the operation of the sports hub. These containers are positioned at various locations around the site and are subject to regular disturbance. All appear to be in good condition, with no visible signs of damage, corrosion, or rust to their external metal structure. No external access points were identified. As with similar metal structures, the fluctuating internal temperatures and lack of thermal stability are likely to deter bats from roosting within these containers, as bats typically require stable temperature and humidity conditions for suitable roost sites. Therefore, BA is assessed to provide **negligible suitability** for roosting bats.

	<p>Roosting Habitat - Trees</p> <p>T1–T4 are young specimens and have not yet developed ecological features suitable for roosting bats. T5, positioned along the access road, is a mature sycamore (<i>Acer pseudoplatanus</i>), but the bark remains smooth and lacks roosting features. Ivy is present but has begun to die back due to management, so it no longer provides potential roosting opportunities. T6, also a mature sycamore, supports dense ivy growth along its trunk and branches, which makes it impossible to determine whether potential roost features are present.</p>
<i>Foreseen Impacts</i>	<p>Roosting habitat [Buildings]</p> <p>The proposed development will result in the demolition of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.</p> <p>Bats are very unlikely to be roosting within B2 and BA and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.</p> <p>Roosting habitat [Trees]</p> <p>All Tree will be felled to facilitate the proposed development. All but T6 were assessed at ground level, as having no roosting potential for bats. There remains a risk however, that T6 has potential roost features, obscured by the Ivy</p> <p>Foraging and commuting habitat</p> <p>The proposed development will result in the loss of an area of modified grassland but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.</p> <p>Artificial lighting</p> <p>The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or retained buildings without mitigation. This may disturb commuting bats.</p>

<i>Recommendations</i>	<p>Roosting habitat [Buildings]</p> <p>Two bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.</p> <p>These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity.</p> <p>Five surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located.</p> <p>Lighting mitigation may be required based on the outcome of the night bat survey(s).</p> <p>If any bat roosts are confirmed from this survey schedule, a full suite of three surveys will be required and a bat license would be needed to demolish the building as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. A EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.</p> <p>Roosting habitat [Trees]</p> <p>An closer inspection of T6 with the aid of a mobile elevated work platform (MEWP) by an appropriately licenced ecologist will be required to determine as to whether there are any potential roost features.</p> <p>Foraging and commuting habitat</p> <p>No further surveys are required.</p>
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	<p>Artificial lighting</p> <p>A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2</p> <p>Suggested biodiversity enhancements</p> <p>Enhancements are dependent on the outcome of further surveys.</p>
Birds	
<i>Summary of Survey Findings</i>	<p>Buildings</p> <p>No evidence of nesting birds was identified on or within any of the buildings on site. All buildings aside from B1 are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Although no nest were identified, the underside of compressed strew panelling could be a suitable location for swifts, and house martins to roost.</p> <p>Trees and vegetation</p> <p>No bird nests were identified within the trees on site; however, they all offer nesting opportunities and nest building resources for birds.</p> <p>Barn owls</p> <p>The site does not appear to provide any suitable nesting sites for barn owls.</p> <p>Overwintering birds</p> <p>Given the habitats present on site and their active management the site not considered suitable to support a significant assemblage of protected and/or notable birds.</p>

<i>Foreseen Impacts</i>	<p>Buildings/trees</p> <p>No impacts are anticipated on nesting birds as a result of the proposed development.</p> <p>Barn owls</p> <p>None foreseen.</p> <p>Overwintering birds</p> <p>None foreseen.</p>
<i>Recommendations</i>	<p>Buildings/trees</p> <p>Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.</p> <p>Barn owls</p> <p>None required.</p> <p>Overwintering birds</p> <p>None required.</p> <p>Suggested biodiversity enhancements</p> <p>The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g.</p> <p>Schwegler No 17 Swift Nest Box (buildings)</p> <p>Schwegler 1SP Sparrow Terrace (buildings)</p> <p>Schwegler 1B Nest Boxes (trees)</p>

	<p>Schwegler 2H Robin Boxes (trees)</p> <p>Woodstone Nest Box (buildings or trees)</p> <p>Or a similar alternative brand.</p> <p>Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.</p>
Reptiles	
<i>Summary of Survey Findings</i>	<p>EPSL data</p> <p>A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.</p> <p>Habitat suitability</p> <p>Habitats on site offer limited potential for foraging, commuting, basking, and refuge for reptiles. The modified grassland, which dominates the site, is frequently managed and lacks structural and botanical diversity, making it largely unsuitable for reptiles. At the time of survey, the grassland supported a short sward with minimal potential for refuge or foraging, although some basking opportunities may exist near scrub edges. The site is well-connected to more suitable reptile habitat via adjacent woodland. While the presence of reptiles cannot be entirely ruled out, it is likely limited to low numbers in peripheral areas.</p> <p>Wider landscape</p> <p>The adjacent sections of woodland along with the grassland to the east of the site provide elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.</p>
<i>Foreseen Impacts</i>	<p>Although an area of managed grassland to be removed is considered unsuitable for reptiles, there remains a low risk that a small number may be present in the vicinity of the works, due to the presence of higher value habitats to the east. As such, there is a residual risk that transient reptiles could be present on site and may be injured or killed in the absence of appropriate mitigation measures.</p>

<i>Recommendations</i>	<p>A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:</p> <ul style="list-style-type: none"> • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist. <p>Suggested biodiversity enhancements</p> <p>The site could be enhanced for reptiles' post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.</p>
Amphibians	
<i>Summary of Survey Findings</i>	<p>EPSL and survey data</p> <p>A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site.</p> <p>Aquatic habitat suitability (including ponds within 500m)</p> <p>Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).</p>

There are no ponds located within the site boundary; however, a review of aerial imagery and publicly available datasets (MAGIC and OS Maps) has identified the presence of 20 ponds within a 500-metre radius of the site. Of these, 18 are situated within the wider Wythenshawe Park. There are few physical barriers separating the site from these ponds, with the only notable feature being a car park to the north. The surrounding woodland, which contains the majority of the ponds, offers suitable terrestrial habitat and provides potential commuting corridors for amphibians, including great crested newts (GCN), if present.

Site-based management knowledge gathered during the survey confirmed that these ponds are not stocked with fish—a positive factor for GCN presence—and retain a consistent water level year-round, further enhancing their suitability for breeding amphibians. Ponds present within 500m are listed below.

P1	20 metres eastward	P2	8 metres northward
P3	8 metres northward	P4	8 metres northward
P5	16 metres northward	P6	42 metres westward
P7	48 metres westward	P8	66 metre westward
P9	90 metres eastward	P10	76 metres westward
P11	83 metres westward	P12	103 metres westward
P13	168 metres eastward	P14	188 metres eastward
P15	154 metres westward	P16	176 metres westward
P17	177 metres westward	P18	346 metres eastward
P19	484 metres westward	P20	484 metres westward

A pond map showing approximate pond locations is provided in Appendix 3.

	<p>Terrestrial habitat suitability</p> <p>The site offers limited suitable terrestrial habitat for amphibians due to the absence of optimal features such as scrub and rank grassland. Areas of hardstanding and amenity grassland provide sub-optimal conditions for terrestrial amphibians. While the existing scrub and treeline may offer some refuge, the urban nature of the surrounding landscape, characterised by extensive hardstanding and road networks, further reduces the site's suitability. As such, it is unlikely that amphibians would migrate onto the site unless already present within the ponds located in the adjacent woodland. Although ponds and areas of suitable habitat exist within the wider Wythenshawe Park, these are fragmented from other suitable habitats. If great crested newts (GCNs) are present, it is likely they would form a small, isolated metapopulation.</p>
<i>Foreseen Impacts</i>	<p>The majority of the site's grassland habitat (60-70%) is to be retained, and no ponds or high-quality terrestrial features are to be lost or directly impacted by the development. While the site is within a Natural England District Level Licensing Amber Risk Zone, the site-specific context-specifically the low suitability of the habitat to be lost and the retention of adjacent habitat-indicates a low risk of significant impact to any potential local GCN population. If GCN are present, there remains a risk that they could be injured or killed as a result of the development.</p>
<i>Recommendations</i>	<p>Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. Reasonable Avoidance Measure (RAMs) will be implemented for great crested newts and common amphibians during construction. The implementation of these RAMs will ensure that any residual risk of harming or disturbing GCN is minimised, and that no offence is likely under the relevant legislation. These measures include the following:</p> <ul style="list-style-type: none"> • All vegetation clearance and groundworks will take place during the GCN active season (March to October), ideally in mid to late summer (June to September) to reduce the chance of encountering amphibians including GCN in their terrestrial phase. • Clearance of the modified grassland will be undertaken using hand tools or low-impact strimmer's, with longer vegetation cut to under 15cm in height. • Vegetation will be cleared in a directional manner, working away from the retained scrub and woodland and any other higher-quality habitat features to allow any amphibians present to disperse naturally.

	<ul style="list-style-type: none"> • Materials and machinery will be stored off the ground (e.g. on pallets) to prevent them from creating potential refugia for amphibians. • Excavations will be covered overnight or fitted with escape ramps to prevent amphibian entrapment. <p>Should any amphibians be encountered during works:</p> <ul style="list-style-type: none"> • Works in the immediate area will cease. • A suitable licenced ecologist will be informed immediately. • Handling will only be undertaken by or under the direct supervision of a licensed ecologist. <p>Suggested biodiversity enhancements</p> <p>The site could be enhanced for amphibians' post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here:</p> <p>https://www.wiltshirewildlife.org/hibernaculum</p>
Badger	
<i>Summary of Survey Findings</i>	<p>No evidence of badger activity (including setts, latrines, foraging signs, or paths) was recorded on site or within 30 metres of the site boundary during the survey. The site comprises a sports hub dominated by areas of actively managed modified grassland, a large running track, car park, and other recreational features. These habitats are considered sub-optimal for badgers due to regular human disturbance and the limited availability of earthworm-rich grassland or fruiting scrub.</p> <p>Within the surround landscape areas of scrub and boundary trees are limited in extent and are unlikely to support a sett. Adjacent to the site, however, are two substantial areas of deciduous woodland, which provide suitable habitat for sett excavation and foraging, and form part of a wider network of green space in the local landscape. Nevertheless, the presence of urban development surrounding the broader park area likely limits habitat connectivity to some degree.</p> <p>Given the absence of field signs, the limited extent of suitable habitat within the development footprint, and the actively managed nature of the grassland, the site is assessed as having negligible potential to support badger setts. However, the adjacent woodland</p>

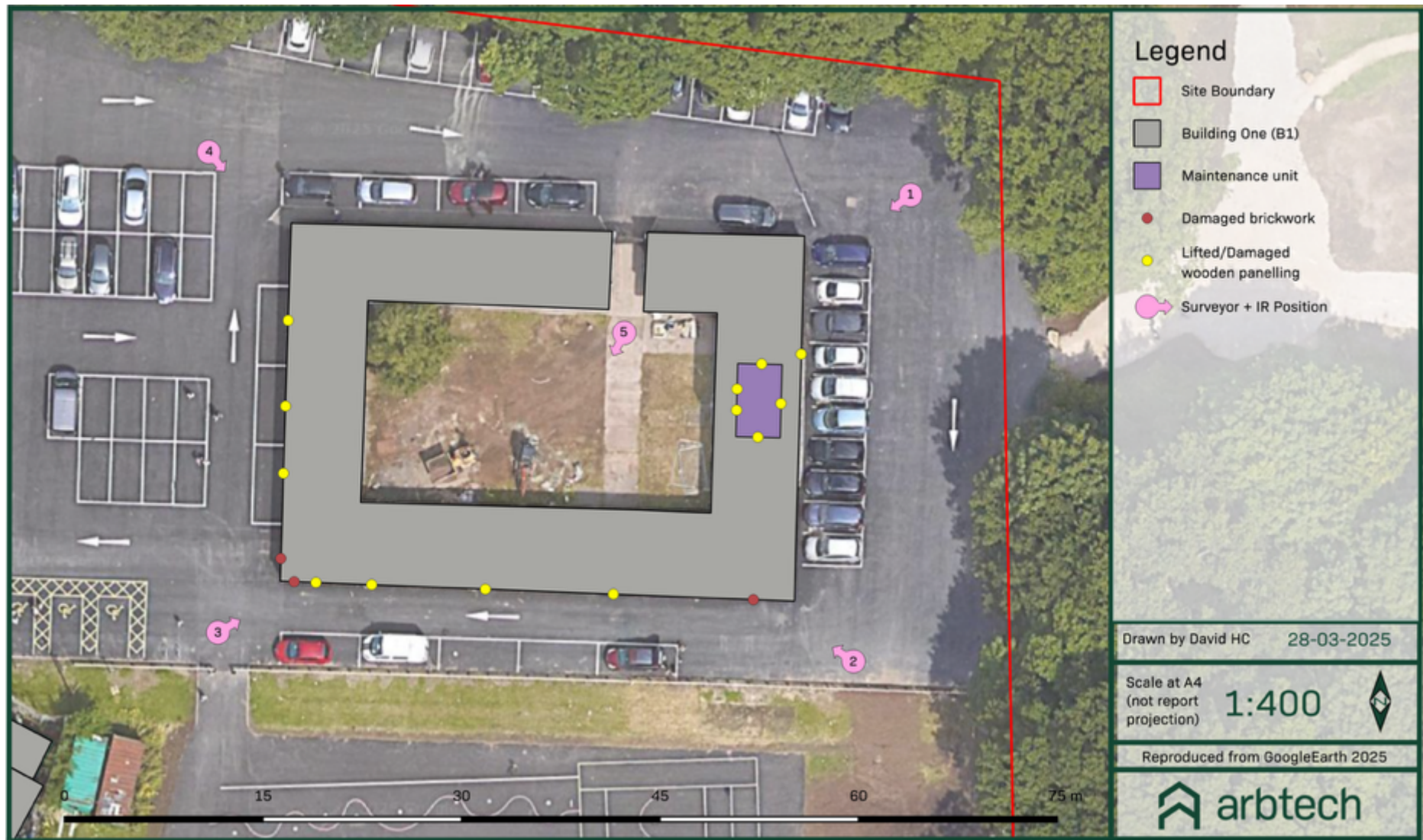
	may support badgers, and any future works extending beyond the current development footprint, or involving increased impacts near these boundaries, should consider the need for an updated badger survey.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. An area of grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	<p>Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. <p>In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.</p> <p>Suggested biodiversity enhancements</p> <p>Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.</p>
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	None required.

	Suggested biodiversity enhancements Planting species rich grassland close to the watercourse to increase foraging opportunities for water voles.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data and local records A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site lies outside of the known current range for hazel dormice. As no areas of woodland are present on site, it lacks the three-dimensional habitat structure that's hazel dormouse require to commute between feeding and breeding sites whilst avoiding predation. However, the woodland directly adjacent along the eastern and western boundary do provides a more ideal habitat. The woodland under storeys appears sparsely vegetated with understorey shrubs, which limits its suitability for hazel dormouse. Sprawling coppice and climbing plants such as honeysuckle and bramble appear absent. As the woodland is actively managed as part of the wide Wythenshawe park, it is not believed that a significant understorey is present. Although eh woodland is expansive, the park is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The modified grassland on site provides foraging and commuting opportunities for hedgehogs. The woodland adjacent to the site offers ideal habitat for hedgehogs to forage and shelter and are likely present.

<i>Foreseen Impacts</i>	Area of modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	<p>A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none">• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.• The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. <p>If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.</p> <p>Suggested biodiversity enhancements</p> <p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:</p> <ul style="list-style-type: none">• Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.• Creation of brash piles or installation of hedgehog houses in shady areas.• Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map





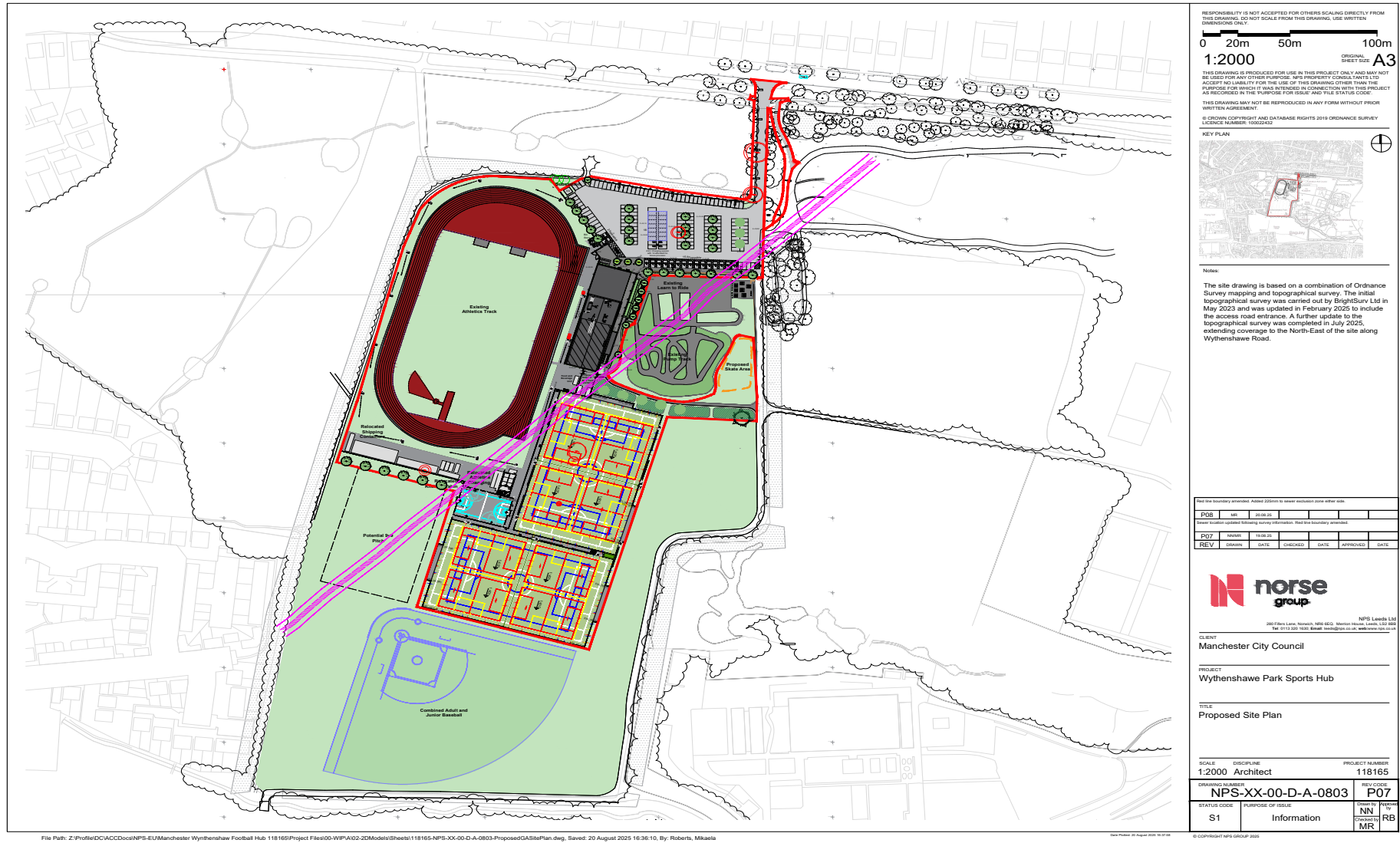
Appendix 2: Location map



Appendix 3: Pond map



Appendix 4: Proposed plan



Appendix 5: Habitat Photos



Image 1: Northern elevation of B1



Image 2: Eastern elevation of B1



Image 3: Southern elevation of B1



Image 4: Western elevation of B1



Image 5: Internal space of B1



Image 6: Internal space of B1



Image 7: Internal space of B1



Image 8: Lifted wooden panelling along the maintenance unit



Image 9: Gap present between the wooden panelling on B1



Image 10: Lifted wooden panelling along the external elevation of B1

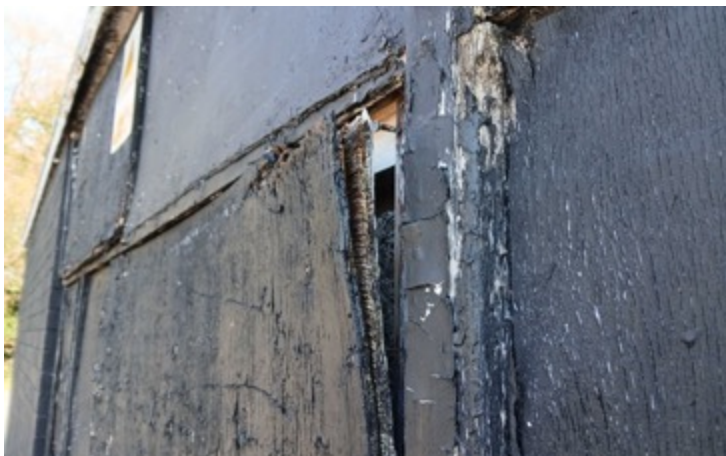


Image 11: Lifted wooden panelling providing internal access on B1



Image 12: Lifted external panelling along B1



Image 14: Building Two (B2)



Image 15: Auxiliary Building (BA)



Image 16: Auxiliary Building (BA)



Image 17: Auxiliary Building (BA)



Image 18: Modified grassland



Image 19: Developed land sealed surface (running track) and modified grassland (parcel 1)



Image 20: Developed land, sealed surface



Image 21: Sparsely vegetated urban land



Image 22: Scattered tree present on site



Image 23: Scattered tree present on site

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