



Ecological Appraisal

Introduction

Site name

Gorton Road, Manchester

Purpose of report

To undertake an initial assessment of the potential ecological impact of the proposals, an online desk study, Phase 1 Habitat Survey and protected species assessment were carried out. This report is an Ecological Appraisal (EA) which has been prepared following current guidance (CIEEM, 2018). This report does not form part of a wider discipline Environmental Impact Assessment (EIA) or Environmental Statement (ES), nor does it confer the need for any such documentation.

The report will also provide an overview of the Biodiversity Net Gain (BNG) Good Practice Principles (Baker, Hoskin & Butterworth, 2019) and legislation and planning policy.

Aim(s)

- ★ Undertake a desk-based review of designated sites and records of protected species and other species that could present a constraint;
- ★ Assess the habitats present on site;
- ★ Assess the site for potential to support protected species or other species that could present a constraint, and make appropriate recommendations for further survey work if necessary;
- ★ Calculate BNG baseline and proposed enhancement/creation to achieve net gain on site, where feasible;
- ★ Provide outline options for mitigation measures as appropriate; and
- ★ Make recommendations for appropriate biodiversity enhancements in line with national and local planning policy.

Development proposals

Use of land as a self-storage facility together with associated works (retrospective).

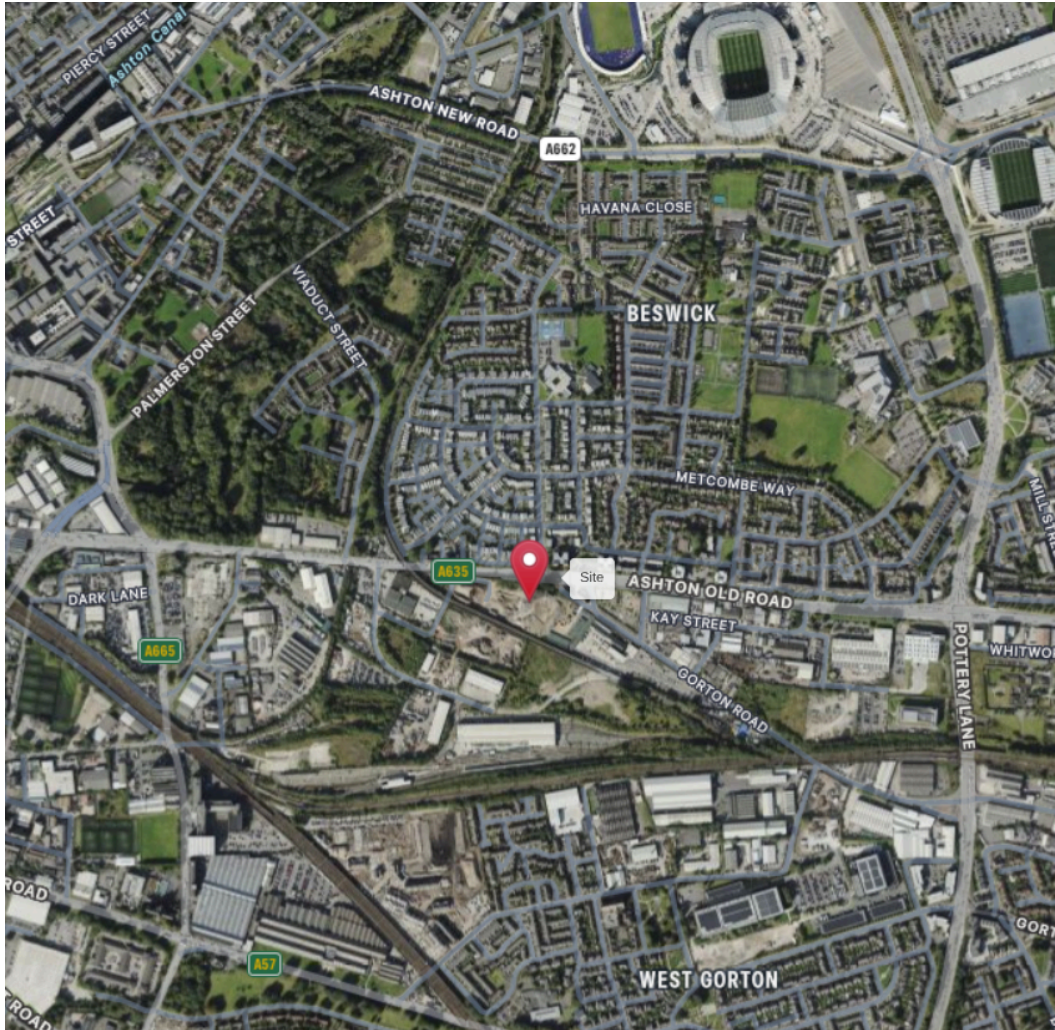
Location

Gorton Road, Beswick, Manchester, Greater Manchester, England, M11 3LW, United Kingdom.
UK Grid reference: SJ 86407 97532.



Introduction

Map



screenshot UK grid Reference finer on 23rd June 2025

Zone of Influence

The term Zone of Influence¹ is used to describe the geographic extent of potential impacts of a proposed development. The Zone of Influence is determined by the nature of the development and also in relation to designated sites, habitats or species which might be affected by the proposals.

For this site, the Zone of Influence is considered to be the site boundary only due to the built up commercial / urban area.

¹ The zone of influence (ZOI) has been determined based on site context and scale of proposed works. For urban sites lacking green space and ecological connectivity, and/or where works are minimal, the ZOI is limited to the site boundary. A 250 m ZOI is applied to semi-rural areas with stepping-stone green infrastructure and/or where works are primarily within the red line boundary but may affect adjacent habitats. For rural sites or proposals with a larger development footprint, a 500 m ZOI is applied.



Methodology

Desk Study

The ecological records obtained as part of this assessment within a 2 km radius of the site were analysed, using online records. The analysis of data requests was limited to records for protected species recorded within the last ten years and sites of nature conservation interest within 2 km of the site. This included a review of existing statutory sites of nature conservation interest, such as Site of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Area of Conservation (SACs) and National Nature Reserves (NNRs).

A 1:25,000 OS map was used to identify nearby features such as ponds or green corridors that could provide habitat or connectivity to other areas.

Natural England's bat and Great Crested Newt (GCN) *Triturus cristatus* Granted European Protected Species Licence (EPSL) return data was searched via MAGIC website.

Phase 1 Habitat Survey

A Phase 1 Habitat Survey based on standard JNCC Phase 1 Habitat Survey² and UK Habitat Classification³ methodology whereby habitat types present were noted and mapped, together with an assessment of the general 'ecological value' of each habitat. This methodology provides an initial appraisal of the basic habitat types present and is translated into corresponding UK Habitat classifications detailed within the Statutory Biodiversity Metric.

Metric Principles

The statutory Biodiversity Metric User Guide (Defra, 2024) was used as guidance on how to use the statutory biodiversity metric calculator tool.

Biodiversity Units

The biodiversity metric tool was used to calculate the change in biodiversity units and the overall percentage of gain / loss and should be read in conjunction with this report.

Pre-development baseline habitats were calculated using measurements from the baseline habitat plan (as detailed within this document). Post-development habitats and areas were calculated and based on the proposed site layout plan provided by the client at the time of this assessment.

Condition Assessment

Each habitat was assigned a condition using the statutory biodiversity metric condition assessments Excel spreadsheet. Habitat parcels have been assessed individually; however where habitats have scored the same condition, the areas have been combined in the biodiversity metric tool i.e. all areas of hard standing and buildings.

Strategic Significance

The strategic significance of the habitats was assessed by determining if the habitats are identified within published plans, strategies or policies which are relevant to the habitats location.

² Joint Nature Conservation Committee (2010, as amended) 'Handbook for Phase 1 habitat survey: A technique for environmental audit.'

³ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification User Manual Version 2.0 & Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). UK Habitat Classification – Habitat Definitions V2



Methodology

Trading Rules

The biodiversity metric tool sets minimum habitat creation and enhancement requirements to compensate for specific habitat losses (up to the point of no net loss). These requirements are based on habitat type and distinctiveness.

Protected Species Assessment

A protected species scoping survey was carried out in conjunction with the Phase 1 Habitat survey. The site was assessed for its suitability to support protected species, in particular bats, birds, GCN, otters *Lutra lutra*, reptiles, badgers *Meles meles*, and other species of conservation importance that could pose a planning constraint.

Daytime Bat Assessment

The buildings and/or trees on the site which may be affected by the proposed works were visually inspected and potentially suitable entry / exit points for bats such as holes and crevices were noted together with any evidence of bat presence such as droppings or feeding remains.

Following standard best practice methodology Collins, 2023 (Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats), each tree which is to be affected by works, was classified either as confirmed roost, high, medium, low or negligible potential, which informs the need for and survey effort of any nocturnal surveys required.

Impact Assessment

The ecological impact assessment is based on the standard best practice methodology provided by the Guidelines for Ecological Impact Assessment (CIEEM, 2018). The assessment identifies important sites, habitats, species and other ecological features that are of conservation value based on factors such as legal protection, statutory or local site designations such as SSSI or Local Wildlife Sites (LWS) or inclusion on Red Data Book Lists or Local Biodiversity Action Plans. The importance of an ecological feature is considered within a defined geographical context. The following frame of reference is used, or adapted to suit local circumstances:

- ★ International and European
- ★ National (England)
- ★ Regional (North West)
- ★ County (Greater Manchester)
- ★ District (Manchester)
- ★ Local (Beswick)
- ★ Below Local Level: Site Level Only.

Consideration of impacts at all scales is important, and essential if objectives for no net loss of biodiversity and maintenance of healthy ecosystems are to be achieved. In identifying impacts, the review considers the Client's Site proposals and any subsequent recommendations made are proportionate / appropriate to the site and has considered the Mitigation Hierarchy as identified below:



Methodology

- ★ Avoid: Provide advice on how the development may proceed by avoiding impacts to any species or sites by either consideration of site design or identification of an alternative option.
- ★ Mitigate: Where avoidance cannot be implemented mitigation proposals are put forward to minimise impacts to species or sites as a result of the proposals. Mitigation put forward is proportionate to the site.
- ★ Compensate: Where avoidance cannot be achieved any mitigation strategy will consider the requirements for site compensatory measures.
- ★ Enhance: The assessment refers to planning policy guidance (e.g. NPPF) to relate the ecological value of the site and identify appropriate and proportionate ecological enhancement in line with both national and local policy.

Effects are considered significant at the range of scales from international to local. A significant effect is an effect that is sufficiently important to require assessment and reporting so that the ecological consequences of the project are understood. In broad terms, significant effects encompass impacts on the structure and function of defined sites, habitats or ecosystems and the conservation status of habitats and species (including extent, abundance and distribution).

The surveys and assessments have been overseen, led and verified by full members of CIEEM who are bound by its code of professional conduct. All surveys and assessments have been undertaken with reference to the recommendations given in British Standard BS 42020, and as stated within specialist guidance, as appropriate, and are referenced separately. On-site survey has been undertaken by:

Ceridwyn Adkins BSc (Hons), MCIEEM who has been an ecologist for 17 years, and who also holds Natural England Licences for bats and great crested newts (Level 2).

Report reviewed by:

Hayley Farnell BSc, MSc (Hons), MCIEEM who has been an environmental consultant for over 20 years, and who also holds Natural England Licences for bats and great crested newts (Level 2).

Due to the sensitive nature of the licence numbers, these can be supplied separately and should not be available in the public domain.

2nd July 2025. 6/8cc, 21°C, overcast and windy

Surveyor

Survey Date
& Weather

Limitations

Desk Study
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.



Limitations

Phase 1 Survey

Ecological surveys are limited by factors that affect the presence of plants and animals such as time of year, weather, migration patterns and behaviour. The surveys were undertaken in July and therefore represent a valid sample of ecological evidence present during that season. The report is not designed, nor is it required to present a complete inventory of flora and fauna or NVC surveys. The survey team comprised suitably qualified ecologist(s) with good plant identification skills, these ecologists were not skilled in bryophyte or fungal identification; therefore, these elements were not included within the Phase 1 Habitat Survey. Consequently, a complete list of plants and animals resulting from the ecological surveys undertaken at the Site have not been produced, however, the absence of evidence of any particular species should not be taken as conclusive proof that the species is not present or that it will not be present in the future. Whilst the majority of the site was examined at the macro scale, many species will have been overlooked at the micro level because it is not the purpose of a phase 1 habitat survey to classify all taxa occurring in the site.

The list of invasive plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats, including aquatic habitats. The ecology surveys checked, in particular, for the presence of Japanese knotweed *Reynoutria japonica* syn. *Fallopia japonica*, giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera* and *Cotoneaster* species. However, there may be other invasive plant species present within the Site which were not recorded, but it is considered that this survey is sufficient to identify any significant constraints posed by invasive plants.

Calculator

Defra are making ongoing updates to the Biodiversity Statutory calculator tool and intend to make improvements to the metric over time. Accordingly, the calculations made in this assessment may require updates to align with any future changes to the metric and best practice standards.

Where habitats to be created on site are not accounted for in the UKHab, assumptions have been made as to which categories in the tool best represent those habitats (UKHab Ltd., v2,2023).

Metric

The metric details 'ha' should be to two/three decimal places, which therefore could remove habitats from the calculation. The habitat mapping uses a MMU tailored to small sites to improve accuracy. This approach aligns with standard defaults (25m²) and is limited by the precision of baseline OS data and seasonal habitat variations.

Valid

The results and recommendations within this report are valid for up to two years from the date of survey, assuming there are no significant changes to the Site or its immediate surroundings.

Historic maps / BNG

This assessment has been prepared in accordance with the statutory BNG requirements, which specify the use of a baseline date of 30 January 2020 for land that was subject to planning or clearance prior to BNG implementation. While this regulatory requirement provides consistency, it introduces several important limitations in the context of this site:

- ★ Historic Mapping from 2020: In line with BNG rules, aerial imagery and mapping from early 2020 have been used to establish the pre-clearance ecological baseline. However, such mapping is often low in resolution and does not accurately capture habitat condition, species composition, or small-scale habitat features. Furthermore,



Limitations

these sources cannot identify priority species or subtle ecological characteristics relevant to biodiversity value.

- ★ Lack of Ground-Truthing: The use of 2020 mapping does not allow for direct ground-truthing of habitat conditions or species presence at that time. In cases where the site has since been cleared or significantly altered (as is the case here), field surveys cannot verify the quality or ecological function of previously mapped habitats. The assessment must therefore rely on inference and cautious professional judgment.
- ★ Aerial Imagery Limitations: Google Earth and similar imagery platforms do not distinguish between habitat types with similar appearance (e.g., species-poor grassland vs. species-rich meadow) and cannot detect presence of invasive species, scrub encroachment, or habitat degradation, all of which affect condition assessments within the Biodiversity Metric.
- ★ Metric Constraints: The statutory Biodiversity Metric provides a standardised tool for calculating biodiversity losses and gains, but it remains a simplification of complex ecological systems. It does not account for all biodiversity value (e.g., faunal species, ecosystem services) and is sensitive to subjective inputs, especially when applied to historic conditions based on limited data.

Due to these limitations, all assessments of the 2020 baseline have been made using the best available data and professional interpretation, but they should be regarded as indicative rather than definitive.

Desk Study Results (2 km)

Statutory Protected Sites

- ★ Clayton Vale LNR - 1.9km north
 - You do not need to consult Natural England on the proposed development at this location.

Priority Habitats

- ★ Priority habitats:
 - Open Mosaic Habitat on Previously Developed land - opposite side of railway
- ★ These habitats were not present on site, or with connecting habitat / green linkages.

Granted Licence(s)

- ★ 2014-490-EPS-MIT C-PIP,S-PIP⁴ 2014 - 2017
- ★ 2015-15766-EPS-MIT C-PIP 2015-2016
- ★ 2015-17752-EPS-MIT C-PIP 2016
- ★ 2016-24504-EPS-MIT C-PIP 2016 - 2018

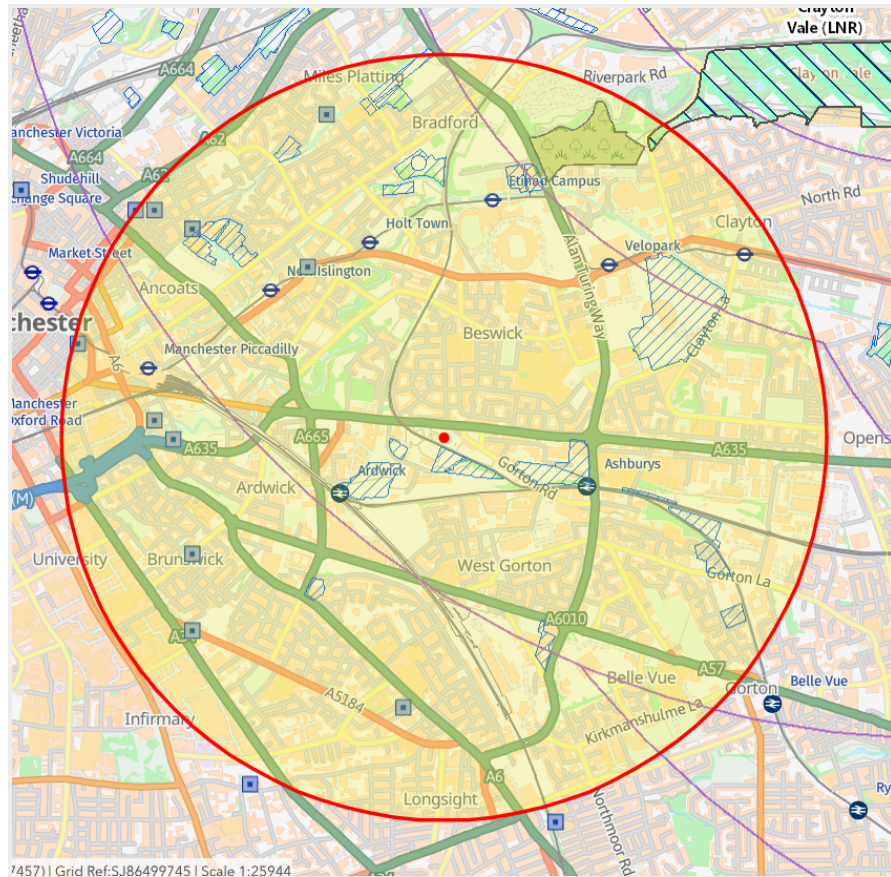
⁴ C-PIP Common pipistrelle *Pipistrellus pipistrellus* and S-PIP soprano pipistrelle *Pipistrellus pygmaeus*



Desk Study Results (2 km)

★ 2020-50604-EPS-MIT C-PIP 2020-2021

Magic Map



<https://magic.defra.gov.uk/MagicMap.aspx> accessed on 23rd June 2025

Baseline Field Survey Results

Confirmed Presence Potentially Present Unlikely Presence No Possibility	CP PP UP NP	Code	Consider Further	Risk to Project (H/M/L/N) ⁵	Reason/Notes (e.g. field signs present or desk study revealed presence in area and/or suitable habitat present)
Phase 1 habitats	CP	N	L	★ Artificial unsealed surfaces	

⁵: **High**: Further surveys required prior to the commencement of works / **Medium**: Precautionary measures and/or further surveys may be required, particularly if the recommended avoidance or mitigation measures cannot be implemented / **Low**: A low risk to the project. No further surveys are deemed to be required unless the scope of works differ to those anticipated and described above / **Negligible**: Negligible foreseeable risk to the project.



Baseline Field Survey Results

Confirmed Presence CP Potentially Present PP Unlikely Presence UP No Possibility NP	Code	Consider Further	Risk to Project (H/M/L/N) ⁵	Reason/Notes (e.g. field signs present or desk study revealed presence in area and/or suitable habitat present)
Biological Important Hedgerow	NP	N	N	None Present.
S41 (only) Habitats ⁶	NP	N	N	None present.
Trees on, or within 15m of site	CP	N	N	Lines of trees are present on the north east of the site, outside the site boundary.
Protected Plants (WCA Sch.8 ⁷ , CHSR Sch.5 ⁸)	NP	N	N	None present.
Invasive Plants ⁹	NP	N	N	None present.
Great Crested Newts	NP	N	N	No ponds with connecting habitat were present on site or within 250m of the site. Therefore GCN is not considered further in this report.
Bats	NP	N	N	The brick wall surrounding the north east and south boundary was unsuitable for roosting bats. Due to the urban setting and numerous street lights the site was considered to have negligible potential for foraging and commuting bats.
Badgers	NP	N	N	None present.
Reptiles	NP	N	N	None present.
Riparian species	NP	N	N	None present.
Nesting Birds	NP	N	N	None present.
Other Species	NP	N	N	None present.

⁶ Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006 published lists of habitats and species of principal importance for biodiversity conservation in England (succeeded the UK Biodiversity Action Plan (BAP).

⁷ Wildlife & Countryside Act 1981 (as amended)

⁸ Conservation of Habitats and Species (Amendment) Regulations 2019

⁹ Wildlife & Countryside Act 1981 (as amended) Schedule .9, Injurious weeds (Weeds Act 1959)

BNG Baseline Results

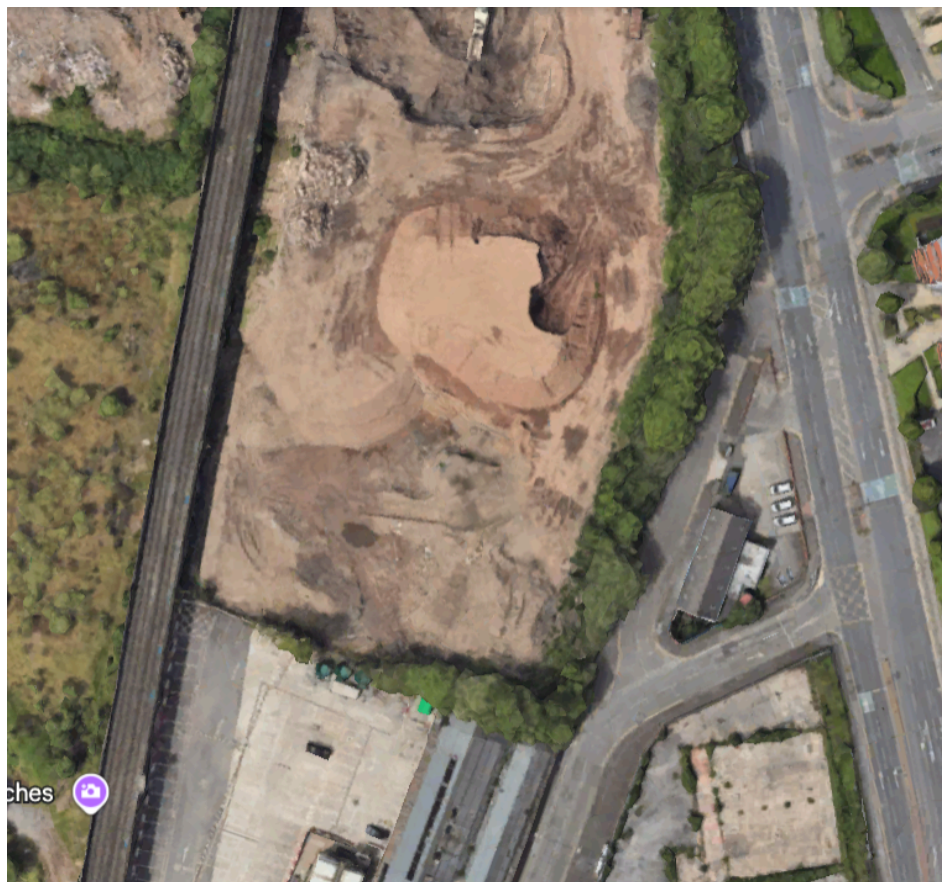
Summary

The site now operates as a self-storage facility. It has been fully constructed and operational since May 2024, and this retrospective planning application seeks to formalise the change of use. Historically, the wider site was used as a recycling facility and has undergone multiple clearance events.

Aerial imagery and mapping from 2020, used in accordance with BNG requirements, suggest vegetated cover within the site boundary, but lack sufficient detail to identify habitat type. Given the urban location, proximity to railway infrastructure, and frequent disturbance, it is considered likely the vegetation consisted of opportunistic, self-seeded species such as *Buddleja davidii*. Consequently, an area of 4,387 m² is reasonably assumed to have introduced shrub habitat under the Biodiversity Metric.

The site is not subject to any statutory or non-statutory conservation designations and is assessed as having Low Strategic Significance. It now consists of unsealed artificial surfaces and stacked metal containers, with limited scope for meaningful on-site habitat creation. As the development is retrospective, the statutory BNG requirement under the Environment Act 2021 does not apply. Moreover, Manchester City Council does not currently provide specific local policy guidance for BNG in retrospective applications.

Historic Map 2023 (Previous landowner)



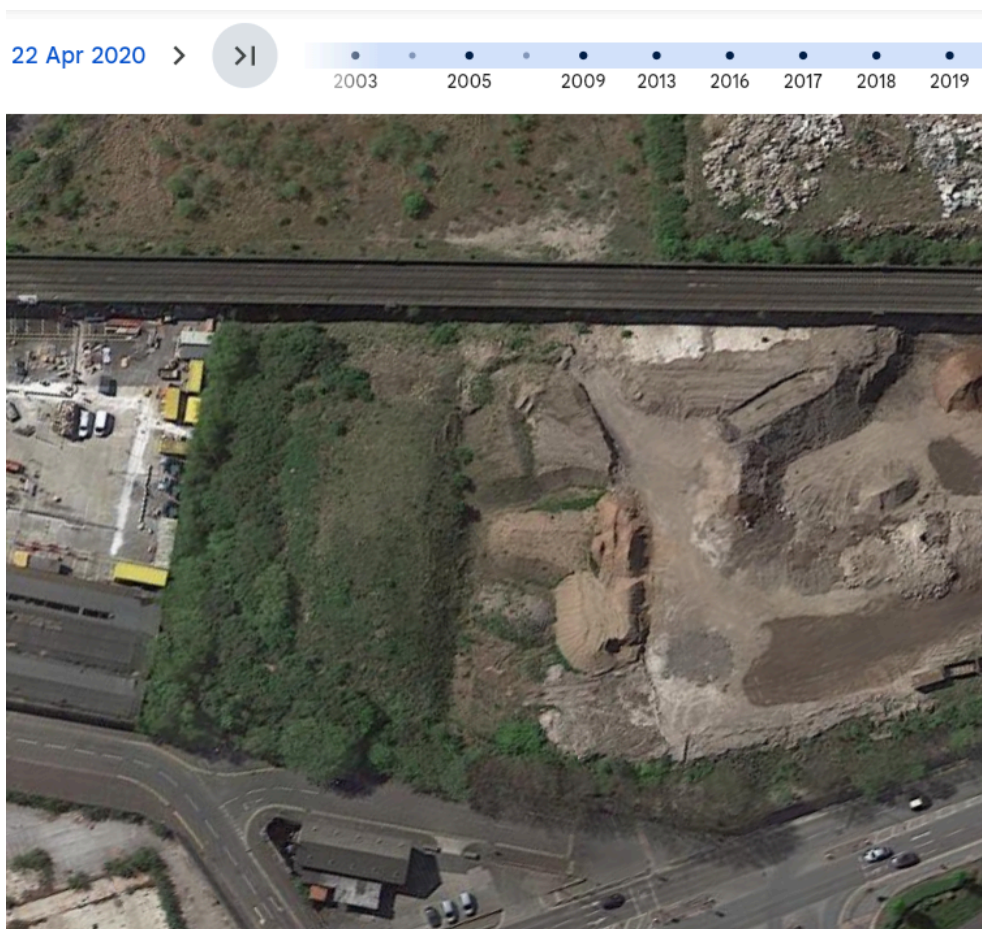
Google Earth imagery dated 09/06/2023 shows the site prior to its most recent clearance. From 14/11/2024, the site was subject to further clearance, with vegetation removal observed primarily in the south-east corner. However, during the site visit conducted on 2nd July 2025, vegetation along the southern boundary appeared to be located off-site and remained intact. As such, it is unclear



BNG Baseline Results

whether vegetation previously identified along the southern boundary was ever located within the site.

The tree line along the north-eastern boundary remains present, whereas vegetation appears to have been removed in the south-eastern area, near the site entrance. It is uncertain whether this clearance involved established trees or opportunistic species such as buddleia, which is widespread both around the site peripheries and in nearby urban areas. Due to the limitations of aerial imagery and the absence of contemporaneous ground-level data, the exact nature and extent of vegetation present in 2020 remains unclear.



Historic Map
2020

The historic map from 2020 illustrates a green area within the site boundary; however, it does not provide sufficient detail to confirm the habitat type. It is unclear whether this represents scrub, early successional vegetation, or opportunistic species such as *Buddleja davidii*. Given the site's urban context, its proximity to the railway line, and the known ecology of the wider area, which is subject to frequent vegetation clearance followed by rapid regrowth, it is considered likely that the vegetation comprised primarily *Buddleia* and other self-seeded, non-native species. As such, for the purposes of this assessment, the area has been reasonably assumed to comprise introduced shrub habitat in line with the statutory Biodiversity Metric classifications.



BNG Baseline Results

Habitat Strategic Significance

The site is not allocated for nature conservation under local planning policy, nor is the site subject to any statutory or non-statutory nature conservation designations. Therefore, all habitats were assessed as having a Low Strategic Significance.

Introduced shrubs

4387m2 area assumed to be introduced shrubs i.e. *buddleia* as discussed above.

Artificial unsealed surfaces

The site now comprises an artificial unsealed surface with metal containers present.

Discussion and Recommendations

Desk study

The statutory designated sites and priority habitats within the zone of influence are a sufficient distance from the site and therefore no impacts are anticipated.

Phase 1 Habitat Survey

The habitats on site were of limited botanical interest. No protected or priority plant species were observed. The development does not currently support any sensitive or notable ecological receptors, and as the site and its surroundings are already subject to high levels of anthropogenic disturbance, it is not considered that the proposed development would elevate these to levels where impacts upon sensitive ecological receptors would arise.

BNG

The BNG requirement introduced under the Environment Act 2021 does not currently apply to retrospective planning applications. This is primarily due to the mechanism of implementation: the standard BNG planning condition is a pre-commencement condition, which cannot be legally discharged once development has begun or been completed.

Manchester City Council, including the Beswick area, does not have a publicly available, distinct policy for retrospective planning applications concerning BNG.

The application site covers approximately one acre and operates as a self-storage facility comprising 224 ground-floor units. The site has been fully constructed and in operation since May 2024. This retrospective planning application seeks to formalise the change of use of the land to a self-storage facility together with associated works. The site is situated within an industrial area, bordered by a rail, Mahers aggregates, and a vehicle repair garage. Historically, the wider site was permitted for use as a recycling plant prior to its current development. It is understood that the vegetation along the eastern boundary was removed prior to Pink Storage's occupation; however, this removal was not part of the current development clearance but appears to have been carried out by previous landowners to facilitate their own operational requirements. The current site predominantly consists of artificial unsealed surfaces and metal containers, and the surrounding industrial context further restricts opportunities for significant on-site biodiversity enhancements.

Given the retrospective nature of the application and the site's fully developed condition, statutory Biodiversity Net Gain requirements cannot be enforced through pre-commencement conditions. Furthermore, there is no clear local policy guidance specifically addressing retrospective planning applications in relation to Biodiversity Net Gain. Therefore, the relevant policy framework that applies is the National Planning Policy Framework (NPPF) which requires biodiversity



Discussion and Recommendations

enhancement wherever possible. In line with this, biodiversity enhancements should be sought on-site, including the incorporation of native planting around the site peripheries to improve habitat value and support local biodiversity.

To provide measurable biodiversity enhancements in line with the National Planning Policy Framework (NPPF) and emerging best practice, the applicant proposes the installation of an 85-metre planted green wall. Using the BREEAM calculator to illustrate a measurable net gain:

Component	Ecological value per ha (BREEAM guidance)
Habitat type: Urban – Artificial unsealed surface	0
Total ecological value	$0.4387 \text{ ha} \times 0 = 0$
Enhancement: 85m green wall	~0.085 (proxy)
Percentage change	∞ (gain from zero base)

The site currently comprises entirely artificial unsealed surface, with no vegetated or semi-natural habitats present. As such, under UK Habitat Classification and the statutory Biodiversity Metric, the site holds zero baseline biodiversity unit value.

To introduce ecological enhancement, the applicant proposes the installation of an 85-metre planted green wall. To assess the biodiversity value of this enhancement in a measurable way, a proxy calculation was applied using the BREEAM Land Use and Ecology calculator methodology, which is widely accepted in planning and development contexts. Using a conservative industry proxy of 0.001 biodiversity units per linear metre of planted green infrastructure, the green wall delivers an approximate 0.085 biodiversity units.

Since the site has a baseline biodiversity value of zero, the green wall results in a clear and measurable net gain, consistent with the requirements of Paragraph 186 of the National Planning Policy Framework (NPPF), which states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity...”

Although not assessed under the statutory Biodiversity Metric, this approach provides quantifiable evidence of biodiversity enhancement where previously no habitat or ecological function existed.

Ecological Enhancements

The National Planning Policy Framework and local development plan requires ecological enhancement of sites subject to development proposals to the extent that they provide a net biodiversity gain.



Ecological Enhancements

Provided the mitigation and enhancement recommendations included in the report are implemented appropriately, the proposed development will not have a negative impact on the biodiversity of the site.

Good horticultural practice should be utilised, including the use of peat-free composts, mulches and soil conditioners, native plants and avoidance of the use of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Examples of wildlife-friendly green climbers suitable for the northern fence line:

- ★ Honeysuckle *Lonicera periclymenum*
- ★ Common ivy *Hedera helix*
- ★ Dog rose *Rosa canina*
- ★ Hop *Humulus lupulus*
- ★ Bittersweet *Solanum dulcamara*
- ★ Field rose *Rosa arvensis*
- ★ Traveller's joy *Clematis vitalba*
- ★ Tufted vetch *Vicia cracca*

These species provide food, shelter, and nesting opportunities for birds and invertebrates and are well-suited to urban environments with limited ground space.

References

- ★ Botanical Society of the British Isles (2013) Online atlas of the British and Irish Flora. [online] Available at: http://www.brc.ac.uk/plantatlas/index.php?q=title_page.
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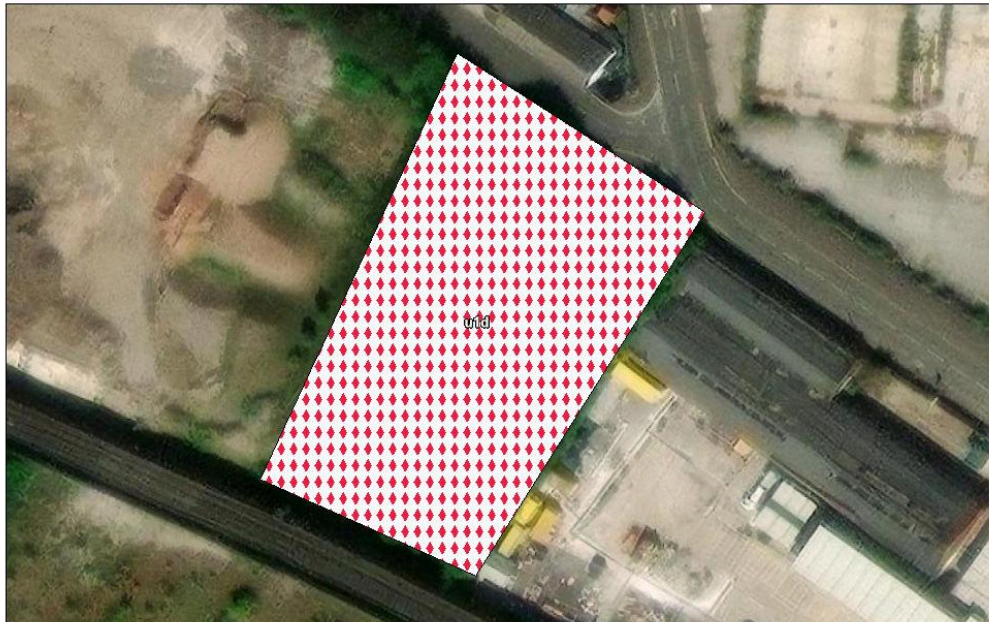
Legislation

Relevant legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to throughout this report where appropriate. Their context and application is explained in the relevant sections of this report. The relevant articles of legislation are:

- ★ The National Planning Policy Framework (NPPF, 2024);
- ★ ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2024);
- ★ Local planning policies;
- ★ The Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019;
- ★ The Wildlife and Countryside Act 1981 (as amended);
- ★ Local Biodiversity Action Plan for Manchester.

Site Plan 2020

OES338 Gorton Road - 2020



7/3/2025

OES338 Gorton Road 2020

u1d - suburban mosaic of developed/natural surfaces

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

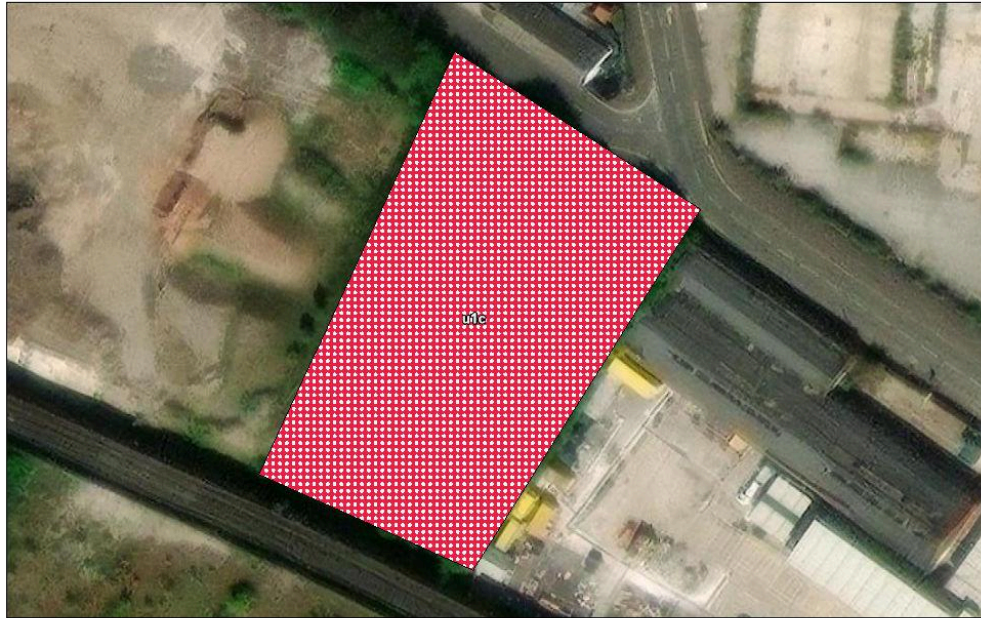


Maxar, Microsoft

CA
Ostara Ecological Services LTD

Site Plan 2025

OES338 Gorton Road - 2025



7/3/2025

OES338 Gorton Road 2020

u/c - artificial unvegetated unsealed surface

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



Maxar, Microsoft

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CA
Ostara Ecological Services LTD

Site Photos

