

Preliminary Ecological Appraisal

Survey site:

Land at 424 Stockport Road, Longsight, Manchester, M12 4EX

Client:

Shellco 148 Ltd

Survey date:

June 3rd 2025

Project:

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

‘Erection of 4 storey mixed use building’

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

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
<p>The survey site is centred on National Grid Reference SJ 86473 95934 and has an area of approximately 0.0746ha.</p> <p>The site consists of an active construction site, with bare ground and rubble dominating the site. The site is part of a previous planning application which previously contained 1 no. building, 3 scattered trees and scrub from lack of management of the site. The building was demolished along with the habitats within cleared prior to commencement of the survey. The site is situated within an urbanised environment with residential dwellings in all directions and A roads directly adjacent to the south and northeast. Ardwick trainline is located ~0.31km west. The wider landscape comprises extensive residential and commercial properties within the town of Manchester.</p> <p>Background</p> <p>The surveyed site had previously granted planning permission for the erection of a three-storey mixed used development with associated parking and demolition of existing building. As such, the site was subject to an assessment for roosting bats and breeding birds by Tyrer Ecological Consultants Ltd (July, 2021) and an arboricultural report BS 5837:2012 by Murray Tree Consultancy (April, 2021). The report noted the building as negligible for roosting bats with demolition works being carried out under the supervision of an Ecological Clerk of Works (ECoW). Further a pigeon was noted as nesting within the building and as such a general license GL41 was recommended to control target birds for purposes of preserving public health and safety.</p>					
Survey Details					
The site survey was undertaken by Katie Whitfield BSc (Hons) MSc, Graduate Ecologist					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
03/06/2025	15	78	60	11	None
Executive Summary					
<ul style="list-style-type: none"> • Precautionary working methods will be required for hedgehogs. • A low impact lighting strategy will be required for commuting bats. • Enhancements are outlined in the relevant tables below. 					
Survey limitations					
<p>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.</p> <p>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.</p>					

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, proposal plan in appendix 3 and photos in appendix 4). 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 XXX 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><u>u1b5 - Buildings</u> A mobile unit (B1) is found to the south of the site which is mounted on wheels and utilised as a site office. Adjacent to the north facing unit is a metal container (B2). Condition assessment N/A.</p> <p><u>u1e - Built linear features</u> The outline of the proposed building from the previous planning application has been constructed, this comprises a mix of red brick and stone blocks. Surrounding the entire site are steel reinforcement mesh fencing. Condition assessment N/A.</p> <p><u>u1b – Developed land/sealed surface</u> The site comprises areas of concrete surfacing where construction has begun. Construction debris including bricks are interspersed throughout. Condition assessment N/A.</p> <p><u>u1c - Artificial unvegetated, unsealed surface</u> Unsealed surfaces are interspersed throughout the site comprising gravel and soil surfaces due to site clearance. A large rubble pile is located to the south of the site. Condition assessment N/A.</p> <p>Local notable habitats</p> <p>Patches of lowland mixed deciduous woodland (LMDW) are present within 2km of the site. The closest is located ~0.92km southwest with a second patch ~0.93km southeast. There are no trees on site, however, scattered trees interspersed within the local garden landscape surrounding the site, provide an ecological stepping stone to these areas of woodland. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including mosaic habitat ~0.56km northeast, with a second patch ~1km northwest.</p>

<i>Foreseen Impacts</i>	<p>On-site habitats The proposed development will result in the loss of sealed surfaces and unsealed surfaces. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats.</p> <p>Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.</p>
<i>Recommendations</i>	<p>On-site habitats To increase the ecological value of the site, the following habitat creation measures should be incorporated:</p> <ul style="list-style-type: none"> • Planting of native trees, shrubs and hedgerows. • Planting of native wildflowers or wildflower turf. <p>Notable habitats None required.</p> <p>Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (less than 25m² of habitat being impacted).</p>
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	<p>On-site designations The site is not subject to any designation.</p> <p>Statutory designated sites (within 2km) There are no known statutory sites within 2km of the site.</p> <p>Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Greater Manchester Local Record Centre.</p>
<i>Foreseen Impacts</i>	<p>On-site designations No impacts foreseen.</p> <p>Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.</p>
<i>Recommendations</i>	On-site designations

	None required.																				
	Statutory and non-statutory designated sites None required.																				
Invasive / Non-native species																					
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.																				
Foreseen Impacts	N/A																				
Recommendations	No further surveys but remain vigilant.																				
Invertebrates																					
Summary of Survey Findings	The habitats present on-site, including sealed and unsealed, provided minimal opportunities for common invertebrates to forage and shelter The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.																				
Foreseen Impacts	Unsealed and sealed surfaces will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.																				
Recommendations	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 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 8 EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2015-17752-EPS-MIT</td><td>Common pipistrelle</td><td>~0.3km northwest</td><td>Destruction of a resting place</td></tr><tr><td>2016-22910-EPS-MIT</td><td>Common pipistrelle</td><td>~0.6km southeast</td><td>Destruction of a resting place</td></tr><tr><td>2016-22910-EPS-MIT-1</td><td>Common pipistrelle</td><td>~0.6km southeast</td><td>Destruction of a resting place</td></tr><tr><td>2016-21779-EPS-MIT</td><td>Common pipistrelle</td><td>~1km west</td><td>Destruction of a resting place</td></tr></table>	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2015-17752-EPS-MIT	Common pipistrelle	~0.3km northwest	Destruction of a resting place	2016-22910-EPS-MIT	Common pipistrelle	~0.6km southeast	Destruction of a resting place	2016-22910-EPS-MIT-1	Common pipistrelle	~0.6km southeast	Destruction of a resting place	2016-21779-EPS-MIT	Common pipistrelle	~1km west	Destruction of a resting place
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	2015-15766-EPS-MIT	Common pipistrelle	~1.4km northwest	Destruction of a resting place
	2015-15766-EPS-MIT-1	Common pipistrelle	~1.4km northwest	Destruction of a resting place
	2014-4400-EPS-MIT	Common pipistrelle	~1.6km northwest	Damage of resting place
	2014-4400-EPS-MIT-1	Common pipistrelle	~1.6km northwest	Damage of resting place
<p>There are no Special Areas of Conservation designated for bats within 10km of the site.</p> <p>Foraging and commuting habitat The site is dominated by sealed and unsealed surfaces which provide no foraging or commuting opportunities for bats. More notably the site is surrounded by a garden landscape with scattered trees interspersed throughout which likely provide an ecological stepping stone to more suitable habitat within the local landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites, and as such may commuting through the site whilst utilising scattered trees in the local vicinity.</p> <p>Roosting habitat No buildings or trees are found on site and as such there is no suitability for roosting bats.</p>				
<i>Foreseen Impacts</i>	<p>Roosting habitat [Trees] None foreseen.</p> <p>Foraging and commuting habitat The proposed development will result in the loss of sealed and unsealed surfaces 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 The proposed development may lead to an increase in the amount of current lighting of surrounding habitats without mitigation. This may disturb commuting bats.</p>			
<i>Recommendations</i>	<p>Roosting habitat None required.</p> <p>Foraging and commuting habitat No further surveys are required.</p> <p>Artificial lighting 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</p> <p>Suggested biodiversity enhancements</p>			

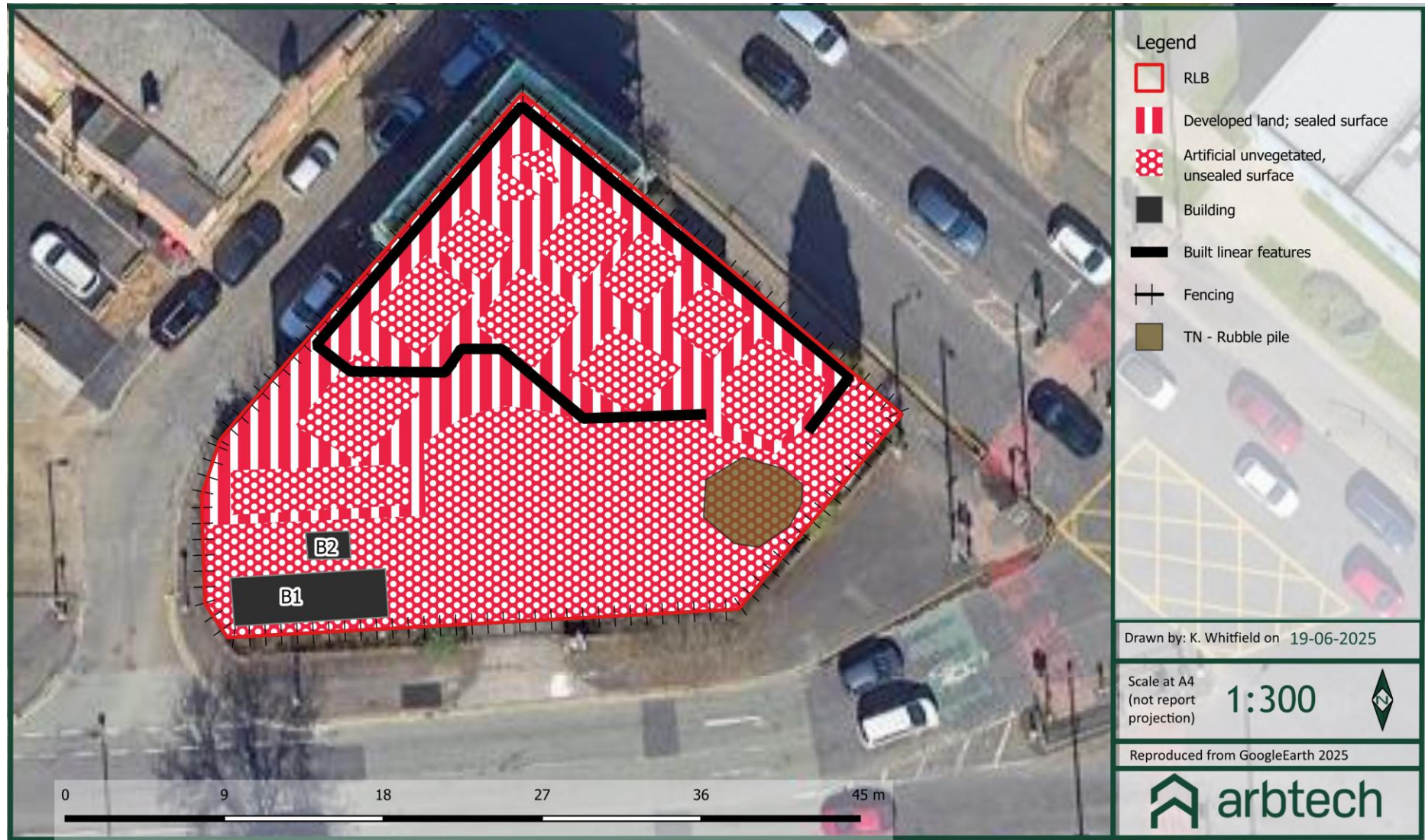
	<p>The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include</p> <ul style="list-style-type: none"> • Habibat Bat Box • Ibstock Enclosed Bat Box <p>or similar alternative brand.</p> <p>Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p>
Birds	
<i>Summary of Survey Findings</i>	<p>Nesting birds No suitable habitat present on site for nesting birds.</p> <p>Barn owls The site does not appear to provide any suitable nesting sites for barn owls.</p> <p>Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.</p>
<i>Foreseen Impacts</i>	<p>Nesting birds No impacts are anticipated on nesting birds as a result of the proposed development.</p> <p>Barn owls None foreseen.</p> <p>Overwintering birds None foreseen.</p>
<i>Recommendations</i>	<p>Nesting birds None required.</p> <p>Barn owls None required.</p> <p>Overwintering birds None required.</p>

	<p>Suggested biodiversity enhancements</p> <p>The installation of a minimum of two bird boxes on the created buildings will provide additional nesting habitat for birds e.g.</p> <ul style="list-style-type: none"> • Schwegler No 17 Swift Nest Box (buildings) • Schwegler 1SP Sparrow Terrace (buildings) <p>Or a similar alternative brand.</p> <p>Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.</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>There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.</p>
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
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> <p>There are no ponds present on site or within 500m of the site.</p> <p>Terrestrial habitat suitability</p> <p>The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The site is surrounded by an urban landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) as such it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.</p>

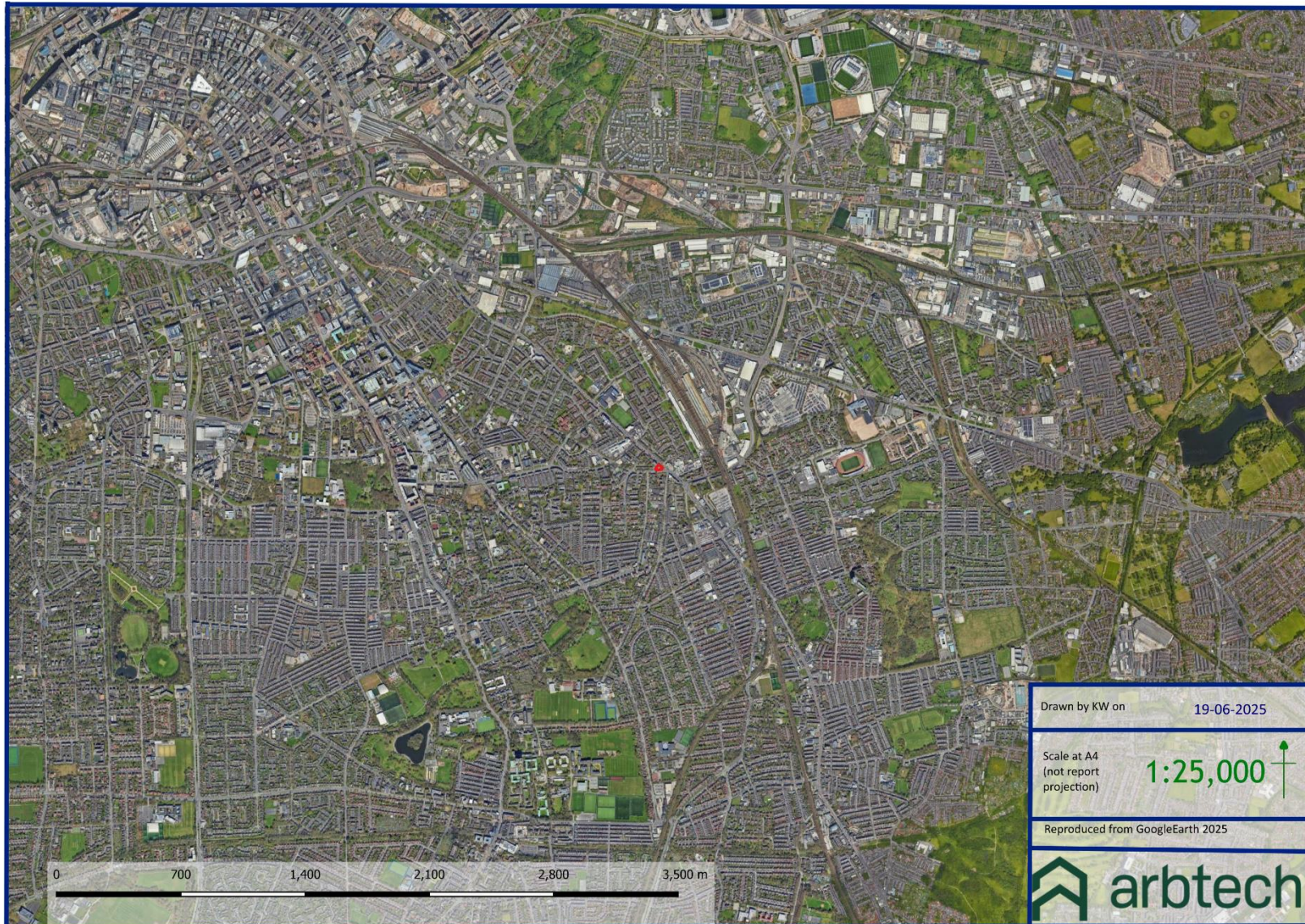
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
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>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	<p>EPSL data</p> <p>A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.</p> <p>Habitat suitability</p> <p>The site lies outside of the known current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.</p>
<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 sealed and unsealed surfaces on site provide no foraging and commuting value for hedgehogs, however, the local landscape comprises of numerous gardens which hedgehogs are known to utilise. The site is subject to high levels of artificial lighting which likely causes disturbances to hedgehogs, however, it cannot be discounted that hedgehogs may commute through the site for transient periods, albeit limited to lower numbers.

<i>Foreseen Impacts</i>	Unsealed and sealed surfaces 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.

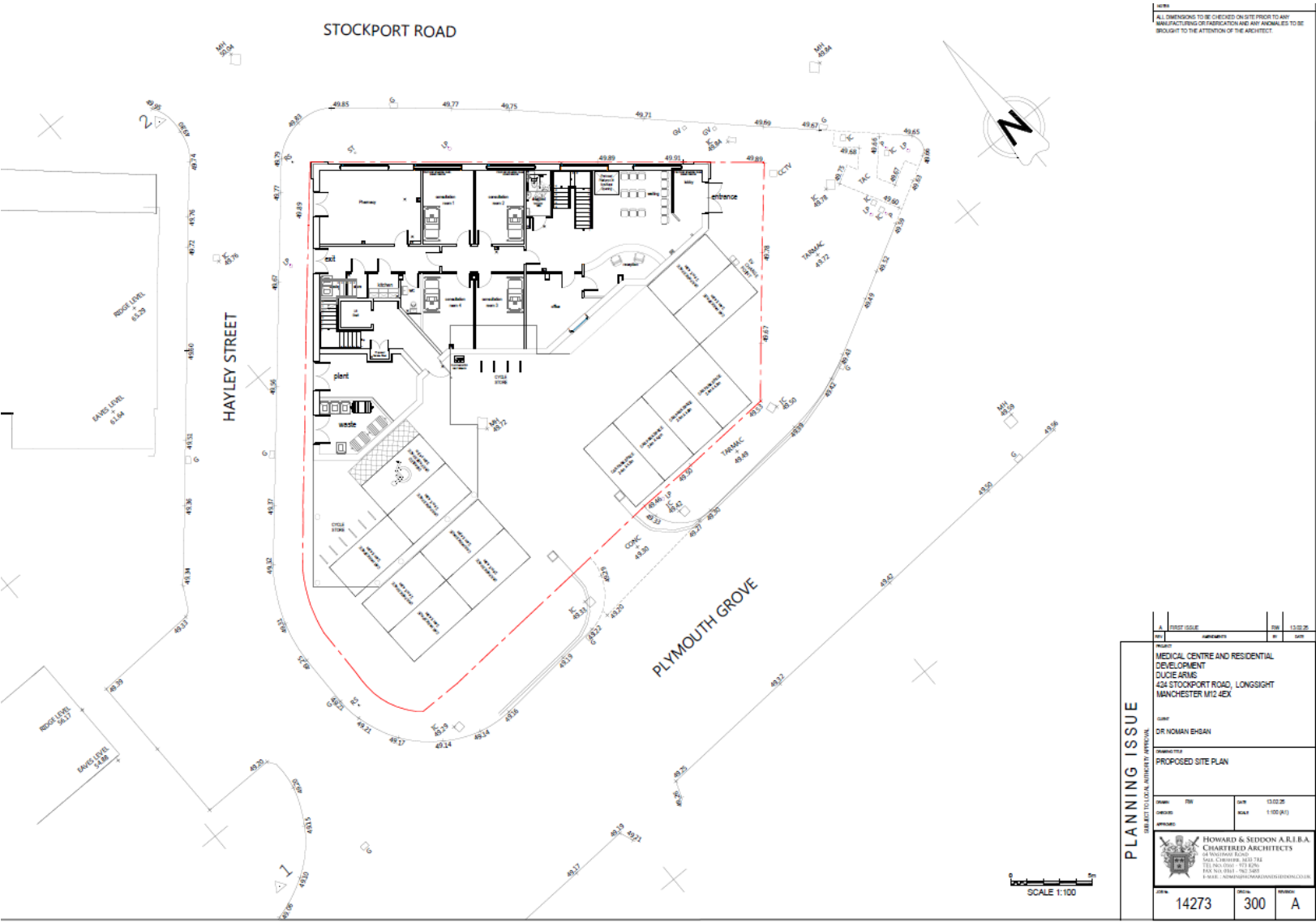
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	<p>Figure 1: Mobile unit and container adjacent to the south of site.</p>
Built linear features	
Photograph	Description



Figure 2: Steel reinforcement fencing surrounding the site.



Figure 3: Outline of building to be erected.

Developed land; sealed surface/artificial unvegetated, unsealed surface	
Photograph	Description



Figure 4: Sealed and unsealed surfaces interspersed throughout the site.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	19/06/2025
Proof	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	23/06/2025
Final	1.0	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	23/06/2025