

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Wythenshawe Campus Howard House Brownley Road Wythenshawe Manchester M22 9UH

Client:

The Manchester College

Survey date:

4th August 2025

Project:

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

Proposed new brick workshop with covered external work area.

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.](#)

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					
The survey site is centred on National Grid Reference SJ 82803 87761 and has an area of approximately 0.092ha. The site comprises a series of structures associated with a variety of teaching activities for the college. The site is located within the suburb of Wythenshawe, in southern Manchester. The site is located within the grounds of Manchester College, positioned in the western corner of the wider site. The site is bound by the college to the east and south, St John Fisher and Thomas More Catholic Primary School and a nursing home to the west. The wider landscape is dominated by extensive areas of built form, associated with Manchester. The underlying soil type for the site comprises slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, while the underlying geology comprises Bollin Mudstone Member - Mudstone.					
Survey Details					
The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS) (Natural Resource Wales Protected Species Licence Number: [Bats] (S094455/1)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
04/08/2025	21	65	80	4	None
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 the 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.					

Ecological Survey Factor Conclusion, Impact or Recommendations	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.
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).	
<i>Summary of Survey Findings</i>	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). Overall, the habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>u1b5 – Buildings</u> There are three buildings present within the site. The buildings comprise a brick workshop (B1), a bungalow (B2) and a polytunnel (B3). All of the buildings are to be impacted by the proposals and as such, they were all subject to a detailed assessment for their value to support roosting bats, details of which are provided further in this report. BNG Condition Assessment – N/A <u>u1b6 – Other developed land</u> The buildings present within the site are all situated on an area of concrete, which also forms the main pedestrian access to the site, while also being utilised as an HGV storage compound. BNG Condition Assessment – N/A <u>u1 (510) – Bare ground</u>

	Located within the northern section of the site is an area of bare ground that is utilised for the storage of equipment and access to the rear of B1 and B3 within the site. There is no associated vegetated and the area comprises entirely of exposed soil. BNG Condition Assessment - Poor <u>u1 (16) – Tall forbs</u> In the northern section of the site, there is a strip of tall forbs present, with the area dominated by rosebay willowherb (<i>Chamaenerion angustifolium</i>) and spear thistle (<i>Cirsium vulgare</i>). There are some grass species present, comprising perennial rye grass (<i>Lolium perenne</i>), but they are much more limited, with the dense areas of willowherb and thistle overwhelming throughout. The vegetation structure is not varied within this section, does not contain a mixture of plants that are year-round beneficial for wildlife, and there is an absence of non-native Schedule 9 species. BNG Condition Assessment – Poor <u>h3d – Bramble scrub</u> Within the northern section of the site is a small patch of scrub, which is entirely dominated by bramble (<i>Rubus fruticosus</i>). The scrub is extremely dense throughout, with the shrub layer being approximately 1m tall. There are three trees present within the area of scrub, with species including field maple (<i>Acer campestre</i>) and alder (<i>Alnus glutinosa</i>). These trees are semi-mature, being approximately 15-20m tall, with DBHs of approximately 15-20cm. BNG condition assessment criteria – N/A <u>Scattered trees 32</u> In the north of the site is four scattered trees. The trees are approximately 15m tall, with a DBH of approximately 30cm. The tree has no niches for bats or invertebrates to utilise; however, it is large enough to support nesting birds. There are no signs of damage or vandalism to the trees, and the tree is not subject to a routine pruning regime. Trees are located within the bramble scrub. BNG condition assessment criteria – Moderate
--	--

	Local notable habitats There are areas of priority habitat as designated under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 within a 2km radius of the site. The closest is an area of deciduous woodland, located 120m east of the site, which is separated from the site by the main college buildings.
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of the scrub and tall forbs within the site. This could result in a net loss in biodiversity at the site. All of the trees within the site are to be retained. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development due to the small scale of the proposals and distance from such habitats, where known.
<i>Recommendations</i>	On-site habitats 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). To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: • Creation of species-rich grassland; and • Planting of native trees and shrubs throughout the site. Notable habitats None required. Biodiversity net gain

	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.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are two statutory sites within 2km of the site, as detailed below: • Gatley Carrs Local Nature Reserve (LNR) – 1.6km north-east. There are various birds, mammals, and invertebrates, as well as lots of plants and flowers and trees. • Wythenshawe Park (LNR) – 1.8km north-west. A variety of Woodland habitats in and around the park, three of which are sites of biological importance. Also, wildflower meadows and formal beddings. The site lies within the impact risk zone for Cotterill Clough SSSI. Statutory designated sites (within 10km) No national network sites (SAC, SPA, Ramsar) are located within 5km. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen.

	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. The site lies within the impact risk zone for Cotterill Clough SSSI. The proposed development is not listed as a possible high risk for this designation.
<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 tall forbs, scrub, 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.
Bats	

<i>Summary of Survey Findings</i>	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. No EPSLs are present within a 2km radius of the site. Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging opportunities for bats in the form of bramble scrub, trees and tall forbs. These habitats are likely to provide micro-climatic conditions that support invertebrates that will, in turn, provide foraging opportunities for local bat populations. The site is considered to be of minimal value for commuting bats, owing to its isolated nature and absence of vegetated linear features within the surrounding landscape. Roosting habitat Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within any of the buildings within the site. All of the trees within the site are to be retained by the proposals and as such, were not subject to a bat roosting assessment.
-----------------------------------	--

B1 Building description	Photographs
<i>Summary</i> Building B1 comprises a corrugated metal-clad structure with a metal frame. The building has no enclosed void, with several skylights also present on the roof structure of the building. The building is in good condition and contains no suitable features for roosting bats. Given the above, B1 is determined to be of negligible value to roosting bats.	 Building B1, looking from south-east direction  Internal area of B1

B2 Building description	Photographs
<i>Summary</i> Building B2 comprises a single-storey brick-built structure with a pitched roof, covered in slate roof tiles. The building has timber soffit boxes throughout, with uPVC window frames. The building is in excellent condition, with no gaps or holes present within the brickwork or roof structure that could provide suitability for roosting bats. Internally, there is one enclosed void present within the building, with the roof structure supported by a timber frame, covered in a bitumen felt lining. The internal area of the building was considered to be well sealed, with no light observed to be entering the roof space. Given the absence of suitable roosting features, B2 is determined to be of negligible value for roosting bats.	 Building B2 from southern elevation  Internal area of B2

B3 Building description	Photographs
<i>Summary</i> Building B3 comprises a brick-built structure that has been rendered. The building primarily acts as a polytunnel and has a plastic sheet covering. The building has no enclosed void, with high levels of lighting present within the internal area, given the function of the building. The building is in good condition and contains no suitable features for roosting bats. Given the above, B3 is determined to be of negligible value to roosting bats.	 South-eastern elevation of B3  Internal area of B3

<i>Foreseen Impacts</i>	Roosting habitat [Buildings] Bats are very unlikely to be roosting within any of the buildings, and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. Foraging and commuting habitat The proposed development will result in the loss of small areas of bramble scrub and tall forbs, 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. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or buildings without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop and a bat-licensed ecologist contacted for further advice. 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-2 Suggested biodiversity enhancements The installation of three bat boxes at the site will provide additional roosting habitat for bats. The proposed building will not be able to support integrated bat boxes, so external bat boxes are recommended. These will be installed onto the walls of proposed building or onto retained, mature trees. Bat boxes should be positioned 3-5m above

	ground level (at the eaves of buildings), facing in a south or south-westerly direction (or facing vegetated areas/gardens), with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within the buildings at the site. The buildings are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees and vegetation No bird nests were identified within the scrub, trees and tall forbs on-site; however, they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Vegetation The proposed development could result in the destruction or disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen.

	Overwintering birds None foreseen.
<i>Recommendations</i>	Vegetation Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. 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. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on retained trees around the site boundaries or on new buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees)

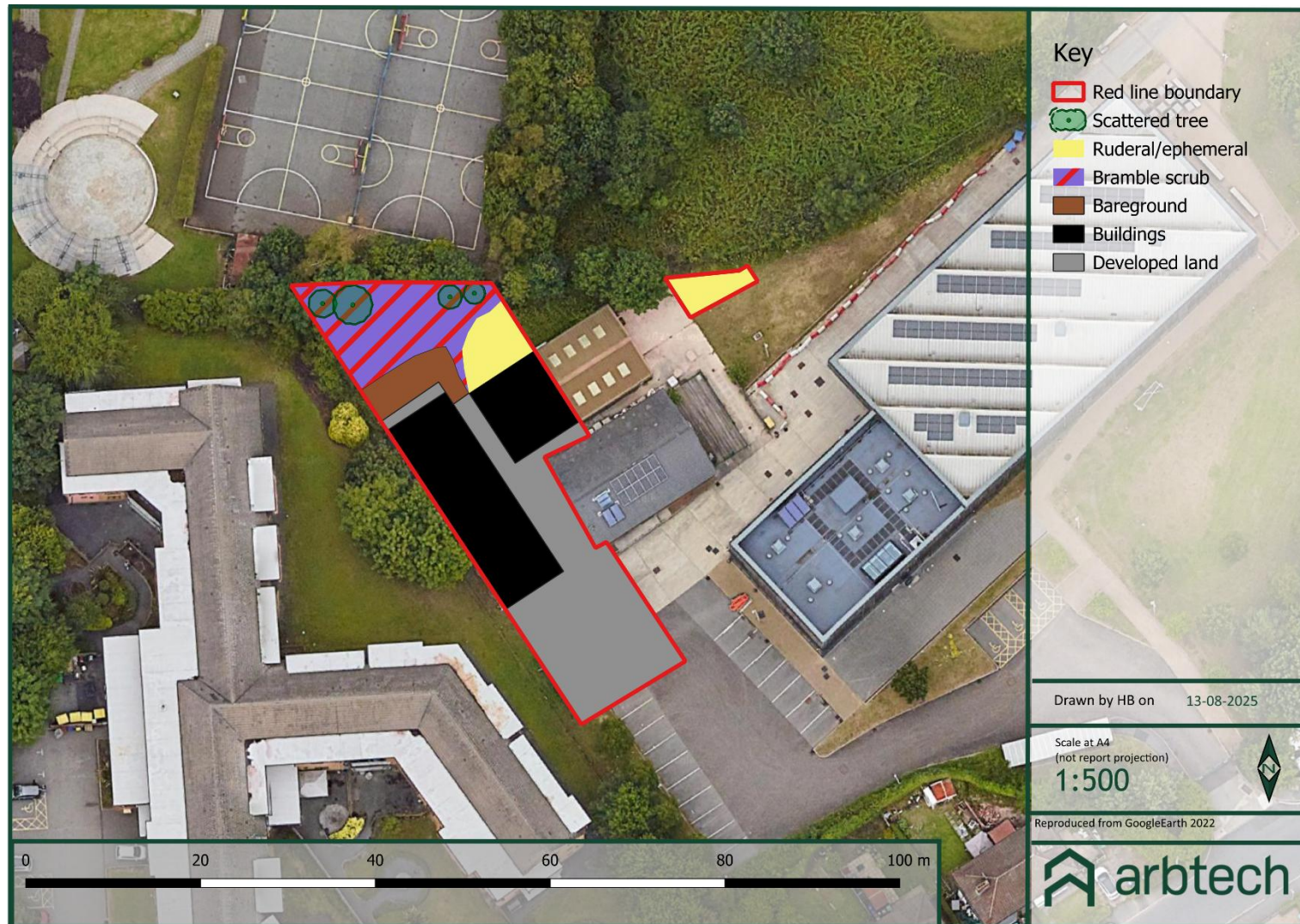
	Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. 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.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability There is no suitable habitat present on site for reptiles due to a lack of extensive areas 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.
<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>	EPSL and survey data 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. Aquatic habitat suitability (including ponds within 500m)

	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). No ponds are present on site or within 500m of the site. Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians, given the lack of extensive areas of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing that dominate the site offer sub-optimal habitat for terrestrial amphibians. The scrub may offer refuge for these species; however, given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing, which are sub-optimal for amphibians), it is unlikely that amphibians will migrate onto the 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.
<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	

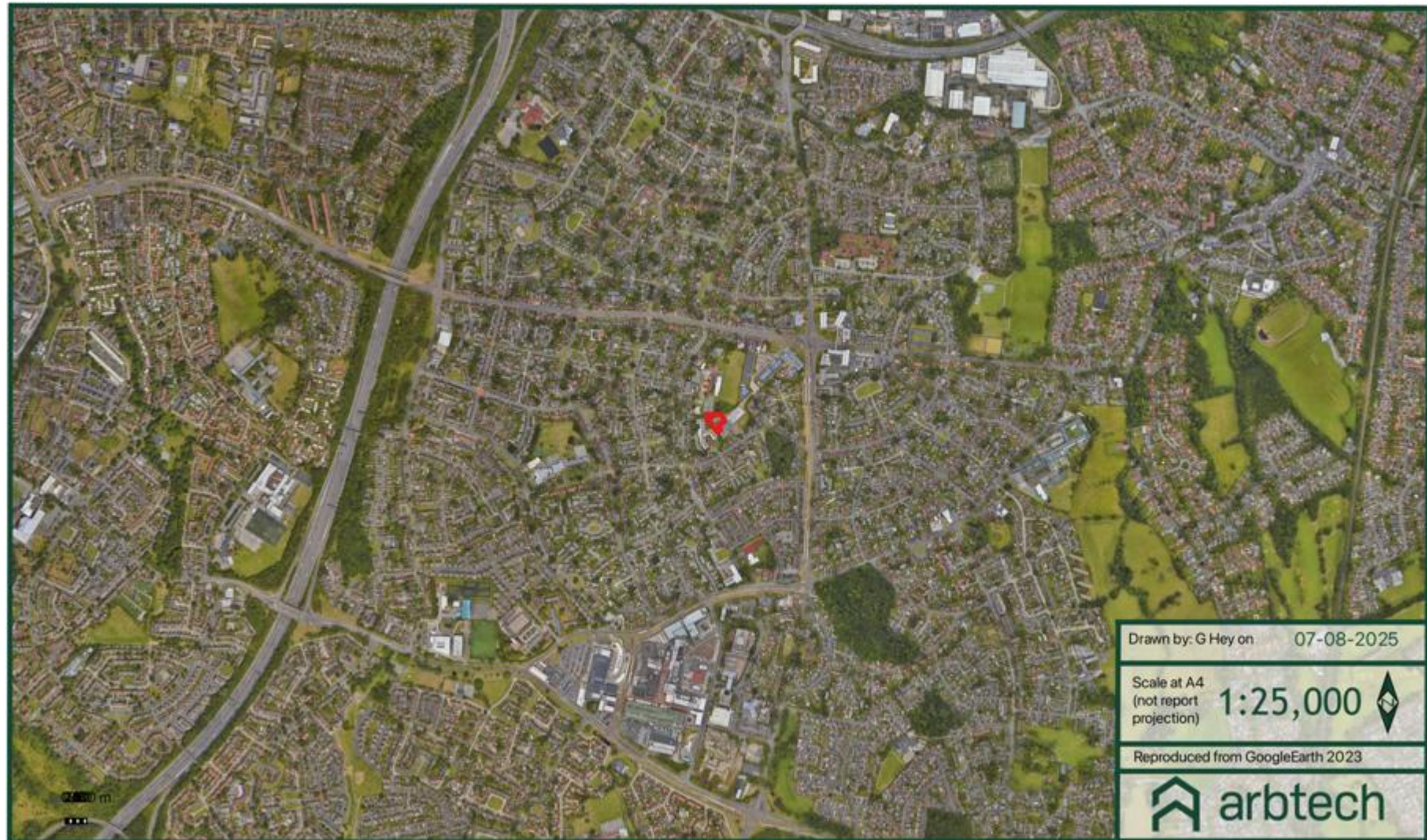
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen 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>	EPSL data 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, and there are no suitable habitats within the development area. As such, it is considered likely that hazel dormice are absent from the 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 scrub and tall forbs present within the site provide value for refuge seeking, foraging and commuting hedgehogs. However, the site is located within a heavily urbanised environment, with areas of built form present on all boundaries of the site, which is likely to deter hedgehogs from commuting to the site, due to the presence of these dispersal barriers.
<i>Foreseen Impacts</i>	Small areas of scrub and tall forbs 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 habitats locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: 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. • 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.
--	---

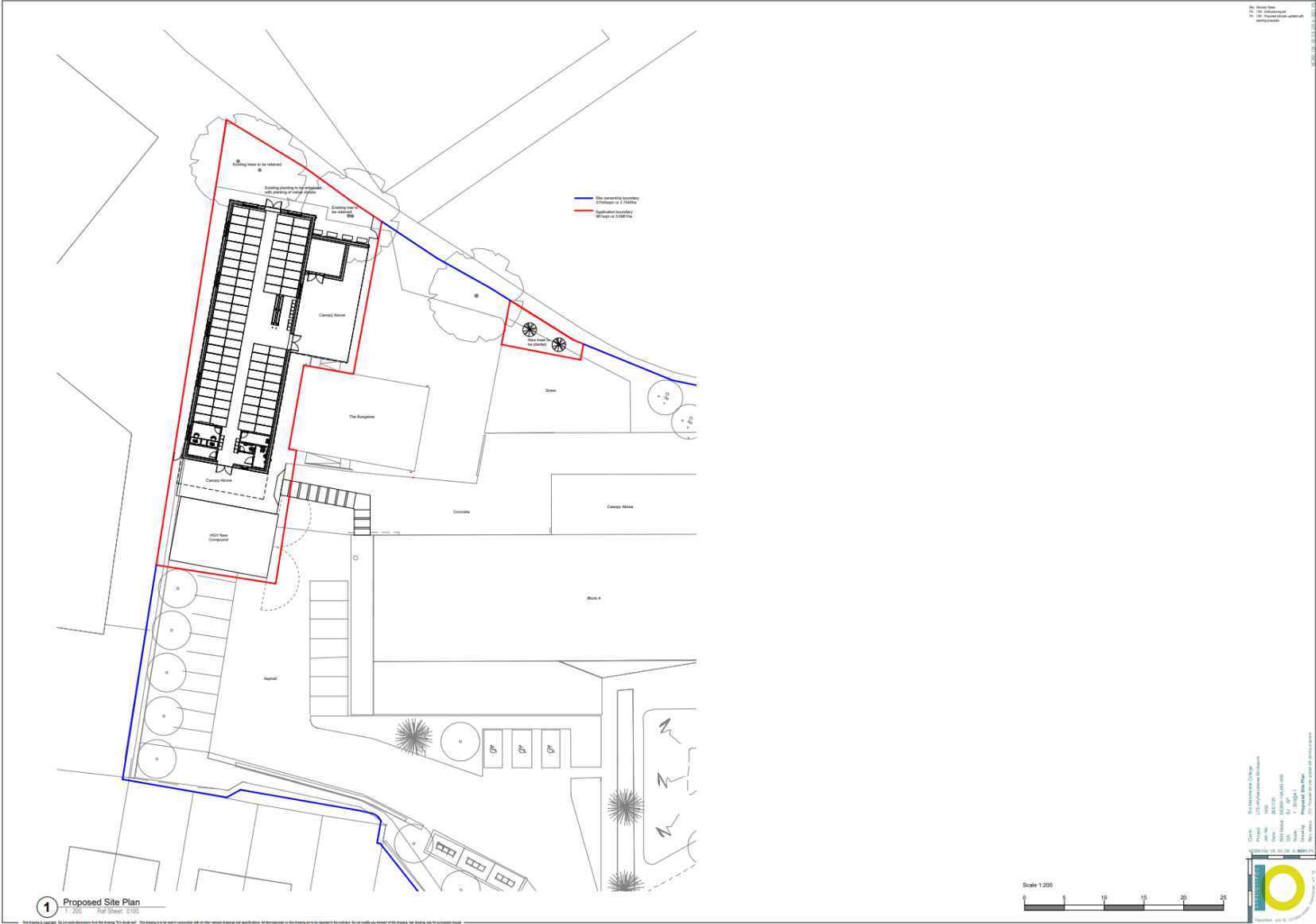
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: Building (B1) present within the site.
Tall forbs	
Photograph	Description
	Figure 2: Tall forbs to the rear of B1.

Bramble scrub	
Photograph	Description
	Figure 3: Scrub present in the northern section of the site.
Scattered trees	
Photograph	Description
	Figure 4: Tree present on the northern boundary of the site.

Limitations and CopyrightLegal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Draft	0.1	Gareth Hey BSc (Hons) MSc ACIEEM, Ecological Consultant	07/08/2025
Proof	0.2	Kelly Clarke (Dip H.E.), Consultant Ecologist	08/08/2025
Final	1.0	Gareth Hey BSc (Hons) MSc ACIEEM, Ecological Consultant	08/08/2025
Updated	2.0	Harry Brindle BSc (Hons), Consultant Ecologist	14/08/2025