

Preliminary Ecological Appraisal

Survey site:

Former Electrium Sales Ltd Site, 1934 Sharston Road, Wythenshawe, Manchester M22 4RA

Client:

Kier Sharston Limited

Survey date:

21/05/2025

Project:

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

The demolition of the existing buildings on site and the erection of a new industrial units, in addition to new areas of hard standing and landscaping.

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.

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

Site Location and Context

The survey site is centred on National Grid Reference SJ 83257 89326 and has an area of approximately 1.6ha. The site comprises one building complex, a separate metal cylindrical structure, surrounded by areas of hardstanding with scattered trees, lined with native hedgerows and areas of introduced shrub. The site is set with an industrial complex, ~8.75km south of Manchester City Centre. As a result, the site is surrounded by industrial buildings and residential dwellings. Within the wider landscape, there are habitats of elevated ecological value including multiple areas of deciduous woodland, areas of grassland and multiple ponds. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. A site location plan is provided in Appendix 2.

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(mm)
21/05/2025	16	63	40	6	0

Executive Summary

The site encompasses a large industrial complex, comprising predominately areas of hard standing and one large industrial building, with a partial hedgerow boundary and scattered trees with occasional areas of introduced shrub. The development involves the demolition of the existing buildings and the erection of a brand-new industrial complex. The development is set to remove areas of hedgerow and scattered trees. The site is considered to have limited suitability for several protected species including reptiles, amphibians, badgers and dormouse, with only precautionary working measures for hedgehogs. Given the extent of the habitat loss, a biodiversity net gain assessment will need to be undertaken to account for the habitat value lost.

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.

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> <i>(UKHab codes used)</i>	The site contains native hedgerow which are listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The site also contains multiple 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. On-site habitat descriptions u1b5 – Buildings The majority of the site comprises a single large building complex, consisting of multiple adjoined buildings. They are of a brick-build construction with areas of flat, mono pitches and pitched roof clad in either bitumen, corrugated asbestos, corrugated metal and slate roof tiles. All windows and doors are wooden and uPVC-framed with metal shutters door in places. With a central courtyard, two further metal structures present. u1b – Developed land/sealed surface Surrounding the building complex are areas of developed land, sealed surface in the form of concrete access roads, and car parking in addition to walkways.

u1 847 – Urban, Introduced shrub

Present on site are two areas of introduced shrub. One is situated along the northwestern boundary, with the other along the southwestern and southeastern elevation of B1. Species present include:

- Japanese Aucuba ***Aucuba japonica***
- Buddleia ***Buddleja davidii***
- Japanese Skimmia ***Skimmia japonica***
- Japanese Barberry ***Berberis thunbergii***
- Nipplewort ***Lapsana communis***
- Cherry Laurel ***Prunus laurocerasus***
- Yellow Azalea ***Rhododendron luteum***
- Bramble ***Rubus fruticosus***
- Tall Oat Grass ***Arrhenatherum elatius***
- Herb Roberts ***Geranium robertianum***

h2a 516 – Native Hedgerow, active management

Present along the northeastern, northwestern and southwestern boundary of the site are native hedgerows. Although there are multiple sections of hedgerow, given the access roads, two distinct hedgerows in terms of species and condition have been identified.

Hedgerow One (H1) – Comprised exclusively of Hawthorn ***Crataegus monogyna***, H1 is present along the southwestern boundary and partially along the northwestern boundary adjacent to areas of hard standing. The height and width of this hedgerow does not exceed 1.5 metres and appears to be actively managed to maintain its height. Gaps are present along much of its base; however, no evidence of adverse damage or invasive species was present (moderate condition).

Hedgerow Two (H2) – Comprised exclusively of Beech ***Fagus sylvatica***, H2 is present partially along northwestern boundary and along the northeastern boundary adjacent to area of hard standing between the shallow brick wall and a metal fence. The height and width of this hedgerow does not exceed 1.5 metres and appears to be actively managed to maintain its height. Gaps are present along the base, likely due to the proximity of the brick wall. No evidence of adverse damage or invasive species was present (moderate condition).

	u1 32 – Urban, scattered trees Also present along the boundary of the site are 12 scattered Sycamore <i>Acer pseudoplatanus</i> trees. Three were classified as medium with a diameter at breast height (DBH) between 30-59cm, with the remaining 9 trees classified as small, having a DBH between 7.5-29cm. Another three trees are present along the far side of the metal fencing, within the site boundary. A Silver Birch <i>Betula pendula</i> with a DBH between 7.5-29cm, a Common Lime <i>Tilia x europaea</i> with a DBH between 30-59cm and a Common Ash <i>Fraxinus excelsior</i> with a DBH between 60-89cm. These native trees stood as individuals and do not contribute to a continuous canopy. All primarily oversail areas of hardstanding below. No anthropogenic damage was observed, and given their age not ecological niches such as knotholes and lifted bark was present (moderate condition). Local notable habitats One linear area of Lowland fen is present ~1.14km northeast of the site located within Fletcher Moss Park. Three small patches of ancient woodland are also present within 2km of the site, with the closest being Round Wood, located ~0.65km west. Numerous patches of deciduous woodland are also located within the wider landscape. The closest being ~0.15km east of the site within Didsbury Golf Course. Other areas of deciduous woodland and present in all cardinal directions. Also present within 2km of the site is an area of Woodland pasture and Parkland (BAP priority habitat), present within Wythenshawe Park, ~1.0km west.
Foreseen Impacts	On-site habitats The proposed development involves the removal of existing areas of hedgerow, shrubs and scattered trees. This will lead to a loss in biodiversity at the site. Notable habitats No impacts to any notable habitats are anticipated due to the distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.

<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). 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, if the development involves the loss of trees, shrub and/or hedgerow currently present on site, 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 4 statutory sites within 2km of the site, as detailed below: <table data-bbox="555 1093 2074 1332"> <tr> <td data-bbox="555 1093 929 1181">Gatley Carrs Local Nature Reserve (LNR)</td><td data-bbox="929 1093 2074 1181">Located ~0.7km southeast of the site, Gatley Carrs comprises nineteen acres of woodland, scrubland & grassland plus four acres of Willow swamp with two ponds.</td></tr> <tr> <td data-bbox="555 1236 929 1332">Stenner Woods & Milgate Fields (LNR)</td><td data-bbox="929 1236 2074 1332">Located ~0.6km northeast of the site, Stenner Woods is an area of wet woodland dominated by a rare willow carr, plus drier woodland. The woodland leads meadows and the River Mersey.</td></tr> </table>	Gatley Carrs Local Nature Reserve (LNR)	Located ~0.7km southeast of the site, Gatley Carrs comprises nineteen acres of woodland, scrubland & grassland plus four acres of Willow swamp with two ponds.	Stenner Woods & Milgate Fields (LNR)	Located ~0.6km northeast of the site, Stenner Woods is an area of wet woodland dominated by a rare willow carr, plus drier woodland. The woodland leads meadows and the River Mersey.
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Stenner Woods & Milgate Fields (LNR)	Located ~0.6km northeast of the site, Stenner Woods is an area of wet woodland dominated by a rare willow carr, plus drier woodland. The woodland leads meadows and the River Mersey.				

	Wythenshawe Park (LNR) Located ~0.9km west of the site, Wythenshawe Park comprises areas of deciduous woodland, grassland, meadows in addition to numerous ponds. The site also contains an area of Woodland pasture and Parkland designated as a Biodiversity Action Plan (priority habitat). Kenworthy Woods (LNR) Located ~1.8km northwest of the site, Kenworthy Woods comprises 36 hectares of deciduous woodland. The site lies within the impact risk zone for Rostherne Mere Site of Special Scientific Interest (SSSI). 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.
<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 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 Rostherne Mere SSSI. The proposed development type 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												
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 hedgerows, shrubs 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.											
Foreseen Impacts	Trees, hedgerows and shrub will to be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to the presence of more extensive habitat locally.											
Recommendations	No further surveys.											
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 3 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>2017-30722-EPS-MIT</td><td>Common and soprano pipistrelle</td><td>~1.05km north</td><td>Destruction of a resting place</td></tr></table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2017-30722-EPS-MIT	Common and soprano pipistrelle	~1.05km north	Destruction of a resting place
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	EPSM2010-2098	Common pipistrelle	~1.52km north	Destruction of a resting place
	2020-50519-EPS-MIT	Brown long-eared and common pipistrelle	~1.72km northeast	Destruction of a breeding site and resting place
	There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations, of low value. The wider surroundings include the industrial estate, with sparse scattered vegetation, but with patches of woodland and grassland, the River Mersey with vegetated banks, and a pond further east, as well as connected gardens, parkland, and other urban greenspace, of high value for location foraging and commuting bats.			
<i>Foreseen Impacts</i>	Foraging and commuting habitats The development will result in the demolition of all buildings on site, in addition to the loss of trees, hedgerow and shrubs. Given the extent of more suitable habitats within the wider landscape, the loss of these habitats is likely inconsequently for foraging and commuting bats.			
<i>Recommendations</i>	Foraging and commuting habitat No further surveys are required. Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.			

Birds	
<i>Summary of Survey Findings</i>	Building, Trees and Vegetation No evidence of nesting birds was identified on or within the buildings present on site. All buildings are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees present on site however provide nesting opportunities, and in addition to the hedgerows and introduced shrub provide nest building materials. 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 not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.

<i>Recommendations</i>	Buildings/trees 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 mature trees around the site boundaries or on retained 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.
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	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 and local records 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 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. Wider landscape The woodland present in Wythenshawe park, Gatley Carrs, Stenner Woods & Milgate Fields, and Kenworthy Woods are of 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.
<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 returns 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). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of three ponds within 500m; the ponds: (P1) is located ~0.33km east of the site, the second (P2) is located ~0.4km east of the site, the third pond (P3) is located ~0.44km east of the site. All three ponds are found within Didsbury golf course on the other side of Longley Lane. This road is likely to represent a significant barrier to dispersal due to heavy traffic flow and high kerbs along the road, eliminating connectivity to the site for great crested newts. A pond map showing approximate pond locations is provided in Appendix 3. Terrestrial habitat suitability 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 offer sub-optimal habitat for terrestrial amphibians. The hedgerows 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 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.

<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 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 and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site. Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.

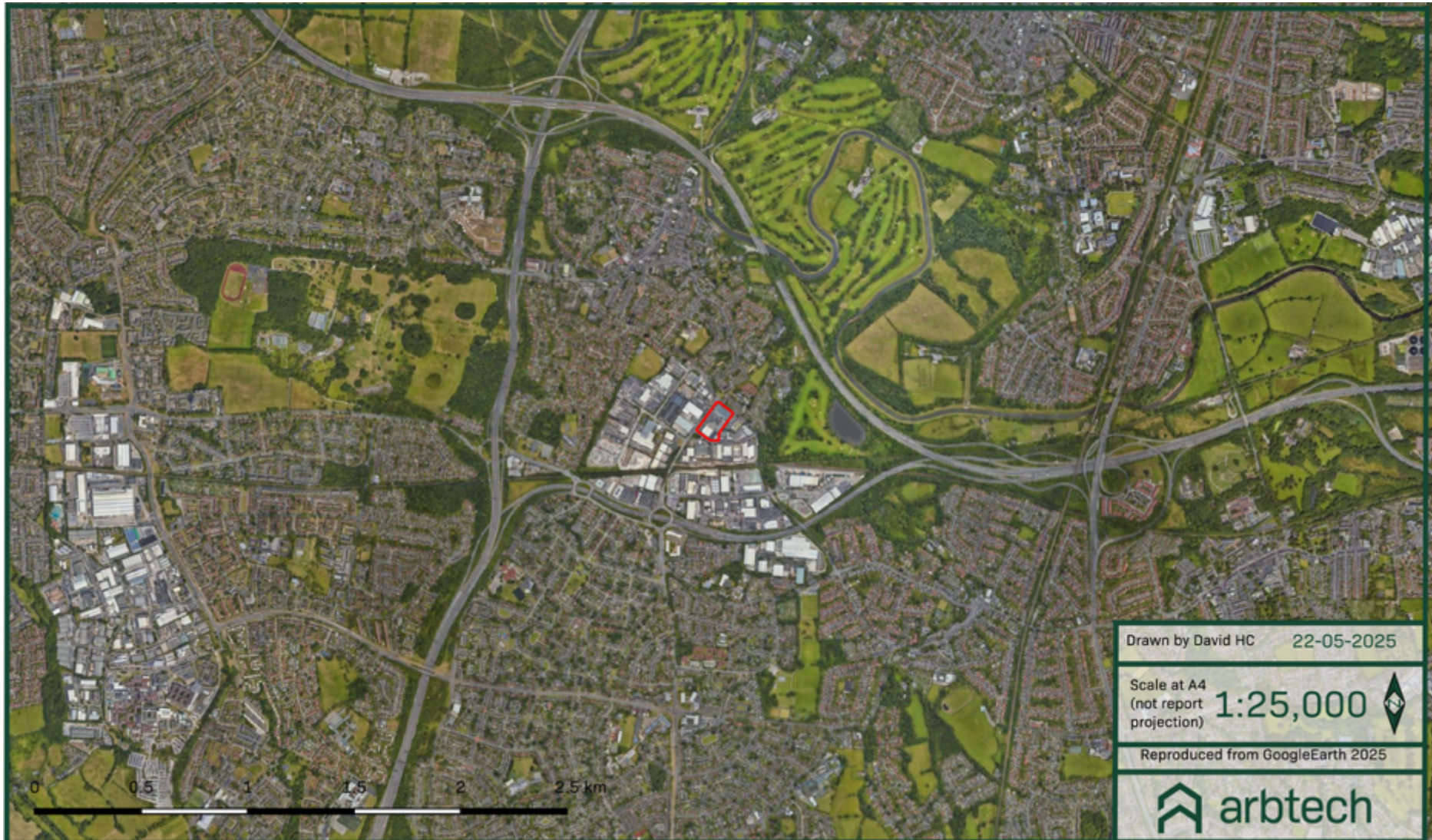
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The areas of hedgerow and introduced shrub offer limited foraging and commuting opportunities for hedgehogs. The site is within an industrial complex enclosed by fencing, kerbed roads, which may restrict movement; however, hedgehogs are known to persist within urban environments. As such, while the suitability of the site is low, the presence of hedgehogs cannot be entirely discounted.
<i>Foreseen Impacts</i>	Hedgerows, and areas of introduced shrub 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>	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. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: - 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.
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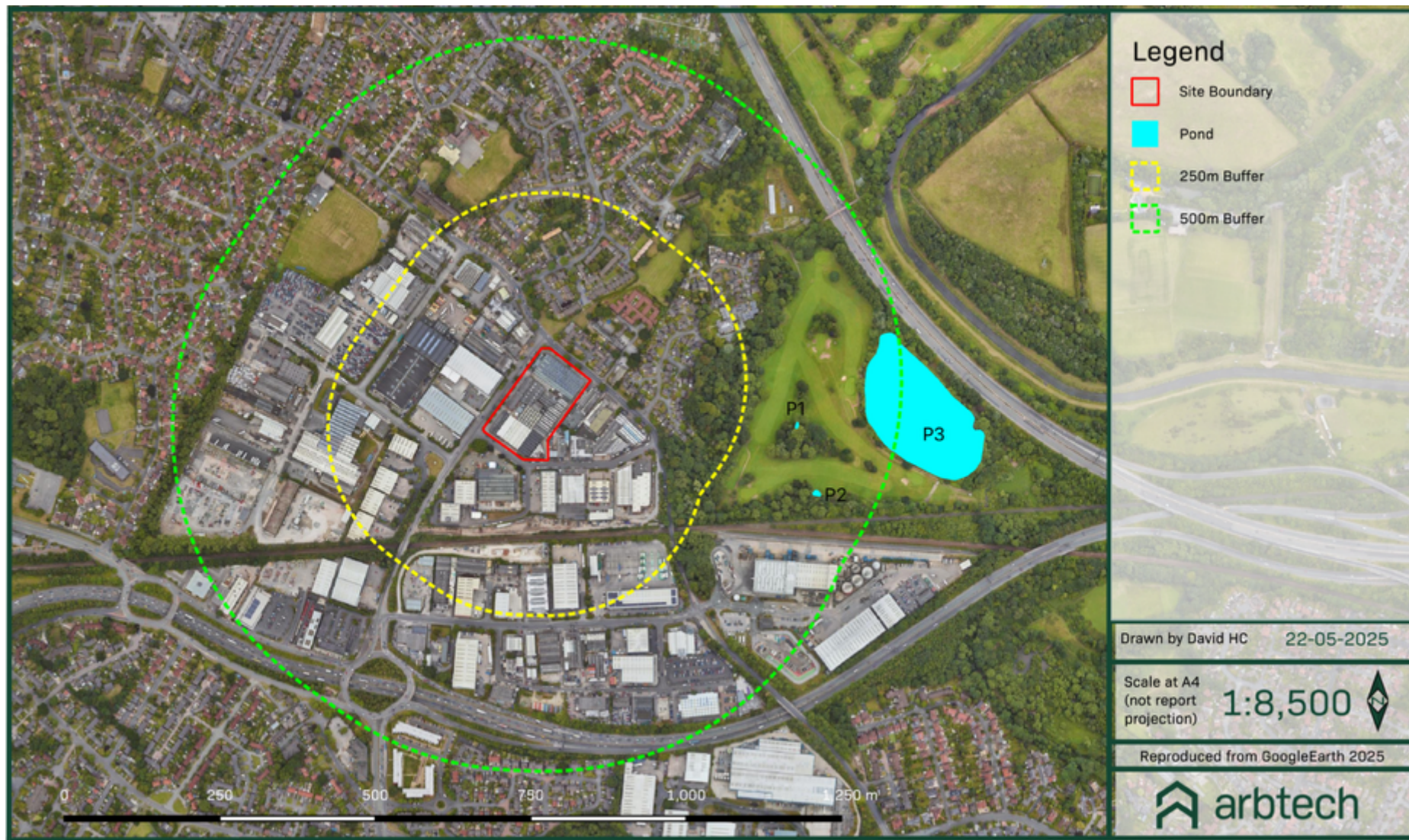
Appendix 1: Survey/Habitat map



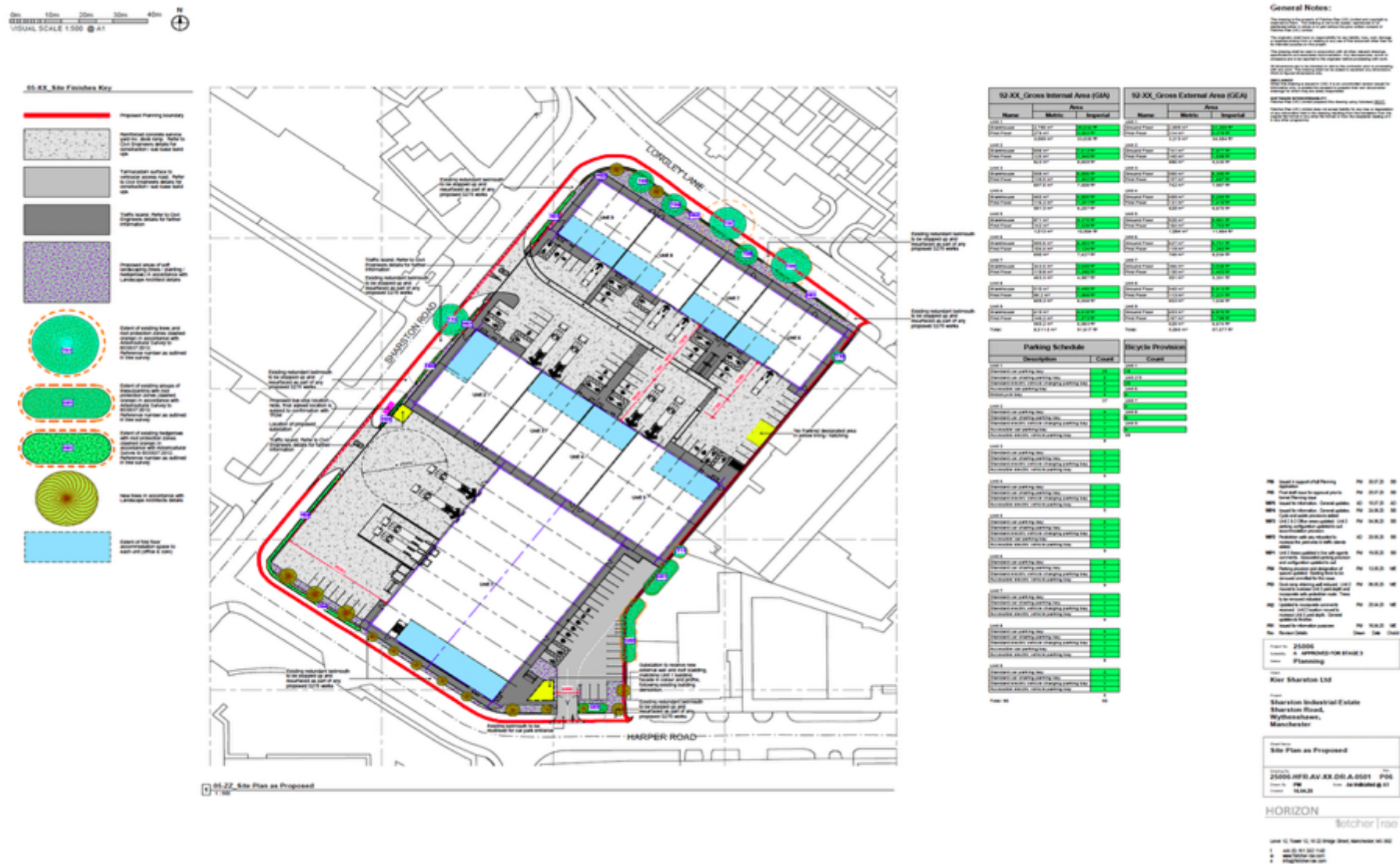
Appendix 2: Location map



Appendix 3: Pond map



Appendix 4: Proposed plan



Appendix 5: Habitat Photos



Image 1: Area of Developed land, sealed surface



Image 2: Area of Developed land, sealed surface



Image 3: Building complex



Image 4: Building complex



Image 5: Area of introduced shrub



Image 6: Area of introduced shrub



Image 7: Native hedgerow (dominated by Hawthorn)



Image 8: Native hedgerow (dominated by Beech)



Image 9: Example of the scattered trees present along the site boundary

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Version control			
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Proof	0.2	Jamie-Lee Anderson, BSc (Hons), Consultant Ecologist	27/05/2025
Final	1.0	David Hill-Chambers BSc, MSc (Hons), Graduate Ecologist	27/05/2025
Updated	2.0	David Hill-Chambers BSc, MSc (Hons), Graduate Ecologist	06/08/2025
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