

Ecological Impact Assessment



Tyler
Grange

**Northern Pathology Development,
Christie Hospital, Manchester
7th August 2025**

TG Report No. 17956_R01b_LJ

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Admin QA	Author	Checked	Approved
BP	Laura Jones BSc (Hons)	Bethany Phythian BSc (Hons) Qualifying member of CIEEM	John Moorcroft BSc. MSc. MCIEEM. CEnv.

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17956/P01

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Summary

- S.1. This report has been prepared by Tyler Grange Group Limited on behalf of Northern Pathology Development Ltd. It sets out the findings of an Ecological Impact Assessment at the Christie Hospital, Manchester, hereinafter referred to as 'the site'. The proposals are for the redevelopment of the hospital building, with associated landscaping and layby.
- S.2. An 'extended' Phase 1/UK Habitat Classification (UK Habs) survey, Ground Level Tree Assessment (GLTA) and Preliminary Bat Roost Assessment (PBRA) was undertaken on the 17th June 2025. A summary of the results are as follows:
- The site is comprised of developed land, including existing hospital buildings, hardstanding, vegetated garden (negligible ecological importance), some mature native trees (local importance), and ornamental hedgerow (negligible ecological importance);
 - The site contains trees (T1 & T5) which could support roosting bats, however these are to be retained as part of the development, but subject to pruning works. See Tyler Grange Arb Report (ref: **16986_R02c_AIA_AMS_JP_BV**) for details.
 - The site contains habitats that could support common and widespread nesting and foraging birds.
- S.3. In terms of protected sites, there are no nature conservation sites within the Zone of Influence around the site that would be affected by this development.
- S.4. Habitats of negligible ecological importance to be lost to the development, such as developed land, vegetated garden and scrub, require no specific mitigation. Habitats of local ecological importance to be lost, such as urban trees, will be more than compensated through replacement planting in the form of tree planting onsite.
- S.5. Species-specific enhancements recommended within this report, which include native planting, and provision of bat and bird boxes, which would enhance the site for wildlife and increase the habitat diversity on site providing a range of nesting, foraging and commuting opportunities for species such as invertebrates, bats and birds.
- S.6. The biodiversity net gain assessment found that the proposals would result in a gain of 0.07 habitat units, and a gain of 0.01 hedgerow units. This is a percentage gain of 24.06% in habitat units and 21.50% in hedgerow units. This would comply with local policy, as well as the National Planning Policy Framework (NPPF). This would also comply with the upcoming Town and Country Planning Act 2023 which is expected to mandate a 10% net gain in biodiversity units.
- S.7. It is therefore concluded that the proposed development complies with relevant policy EN15 and legislation relating to biodiversity.



Section 1: Introduction and Context

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Northern Pathology Development Ltd. It sets out the findings of an Ecological Impact Assessment (EclA) at the Christie Hospital, Manchester, M20 4BX (OS Grid Reference SJ 84869 92593), hereafter referred to as 'the site'. See **Figure 1.1** for the indicative red line boundary.



Figure 1.1: Indicative red line boundary (© Google Aerial Imagery)

- 1.2. This assessment has been undertaken to inform a planning application for the redevelopment of the above section of the hospital building with associated landscaping and layby. The site proposals are shown in **Appendix 1**.

Site Context

- 1.3. The site is approximately 0.15 ha in size and comprises hardstanding/building, vegetated garden, scattered scrub, bramble scrub, and scattered urban trees. The site is located within Manchester city centre within a residential area surrounded by existing hospital buildings and roads.

Purpose

- 1.4. This report:



- Uses available background data and results of the field surveys to describe and evaluate the ecological features present within the likely "Zone of Influence"¹ (Zol) of the proposed development;
- Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development.
- Where appropriate, makes commitments for mitigation measures for adverse effects on ecological features as well as ecological enhancements, to ensure conformity with policy and legislation listed in **Appendix 2**; and
- Can be used to inform a planning application for the site's development.

1.5. This assessment and the terminology used are consistent with the Guidelines for Preliminary Ecological Appraisal² and the Guidelines for Ecological Impact Assessment³. A full methodology is set out in **Appendix 3**.

Methodology

1.6. Full methods for the data search, 'extended' phase 1/ UK Habs survey, GLTA, PRA and BNG work can be found in **Appendix 3**.

Quality Control

1.7. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership, and act under the direction of members and abide by the Institute's Code of Professional Conduct⁴.

¹ Defined by the CIEEM (2018) Guidelines for Ecological Impact Assessment as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries

² CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

³ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

⁴ CIEEM (2022) Code of Professional Conduct, CIEEM, Winchester



Section 2: Ecological Features and Evaluation

Designated Sites

- 2.1. The data search was based on records purchased from Greater Manchester Ecology Unit (GMEU), as well as data from the Multi-Agency Geographic Information for the Countryside (MAGIC). See **Appendix 3** for full methodology.
- 2.2. The data search returned one Natura 2000 sites within 10 km of the site, and three statutory and non-statutory designated sites within 2 km of the site. These are detailed in **Table 2.1** below.



Table 2.1: Designated Sites

Designated site	Distance and direction from site	Citation	Ecological Importance
Rochdale Canal Special Areas of Conservation (SAC)	9.26km northeast	Rochdale Canal SAC ⁵ is designated for Annex II species floating water-plantain <i>Luronium natans</i> which is representative of the formerly more widespread canal populations of north-west England. Rochdale canal supports a significant population of floating water-plantain in a botanically diverse waterplant community which also holds a wide range of pond weeds <i>Potamogeton</i> spp.	International
Heaton Mersey Common Local Nature Reserve (LNR)	1.99km southeast	Heaton Mersey Common is comprised of woodland, grassland and a pond/streams providing habitat for a variety of wildlife and flora.	County
Wrengate Wood Sites of Biological Importance (SBI)	1.88km southwest	This site is designated as a SBI for the woodland (Wd1) and Birds (Br7) present onsite.	Local
Pond at Burnage (SBI)	1.99km east	The site is designated as a SBI for the pond (Fw2) present onsite.	Local

⁵ <https://sac.jncc.gov.uk/site/UK0030266>

- 2.3. The site does not fall into a SSSI Impact Risk Zone for which the development would qualify under any of the criteria set out by Natural England requiring further assessment. As such consultation with Natural England is not considered necessary, and therefore is **not discussed further within this report**.

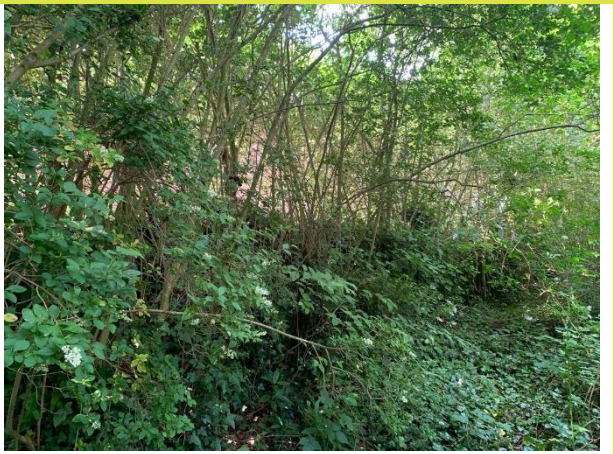
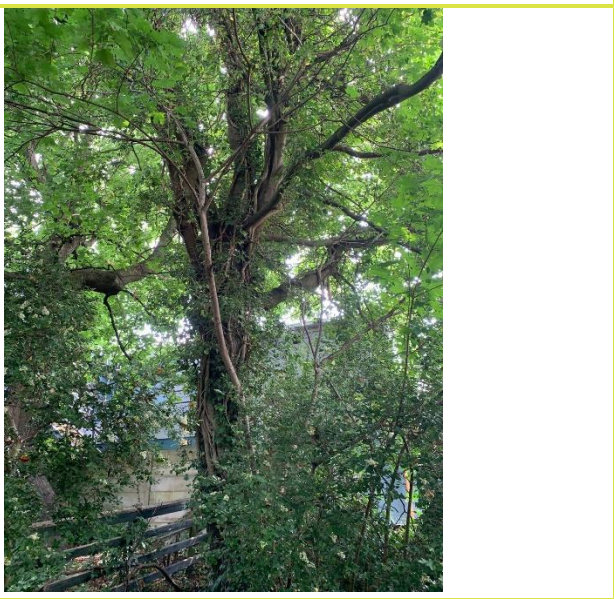
Habitats and Flora

- 2.4. The habitats present on site are summarised below in **Table 2.2**, along with a description of the composition of the main plant species present and an assessment of their ecological importance. The location of habitats are shown on the Habitats Features and Preliminary Bat Roost Assessment Plan **17956/P01**.



Table 2.2: Habitats and Flora

Habitat	Description and Species	Ecological Importance	Photograph
<u>Primary code:</u> Developed land; sealed surface ub1	The majority of the site comprised an existing hospital building and associated hardstanding forming pavements and roads.	This habitat type does not support any flora and does not provide any food or shelter for wildlife. Therefore, it is considered to be of negligible ecological importance .	 
<u>Primary code</u> Vegetated garden <u>Secondary code:</u> Scattered scrub (10)	Vegetated garden comprising grassed areas with occasional introduced shrubs including snowberry <i>Symphoricarpos albus</i> . Species present were common ivy <i>Hedera helix</i> , privet <i>Ligustrum vulgare</i> , holly <i>Ilex aquifolium</i> common ragwort <i>Jacobaea vulgaris</i> , ribwort plantain <i>Plantago lanceolata</i> and wild strawberry <i>Fragaria vesca</i> . Scattered bramble <i>Rubus fruticosus</i> was present.	Due to the low species diversity and small size of this habitat, it is considered to be of negligible ecological importance .	

<u>Primary code:</u> Ornamental hedge h2a	There is a native hedgerow located along the brick wall adjacent to the bramble scrub and modified grassland/garden, species comprised garden privet <i>Ligustrum ovalifolium</i>, occasional semi-mature scrubby trees <i>Acer</i> sp. and common ivy.	The hedgerow is an overgrown ornamental hedge and is species poor. Therefore, it is considered to be of negligible ecological importance.	
<u>Primary code:</u> Urban trees	There are urban trees throughout the site, including ash <i>Fraxinus excelsior</i>, Norway maple <i>Acer platanoides</i>, silver maple <i>Acer saccharium</i> and sycamore <i>Acer pseudoplatanus</i>.	The trees are semi-mature/mature. Trees are identified in the local plan and should be retained where possible. As such, they are considered to be of local ecological importance.	

Protected and Notable Species

- 2.5. The below section sets out the potential for protected species on site. Species which are considered likely absent from the site based on professional judgement, following consideration the of habitats within the site, signs of species presence at the time of survey and data search records, are not discussed.

Bats

- 2.6. The data search returned records for nine bat species within 2 km of the site. Species included common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared *Plecotus auritus*, noctule *Nyctalus noctule*, and Myotis sp. The nearest roost of these was a record of common pipistrelle 0.53 km west of the site in 2018.
- 2.7. In addition, five granted EPS licences for bats were returned within a 2 km radius of the site. The closest licence was located 0.58 km west of the site (case reference: 2018-38076-EPS-MIT) and was granted for the destruction of a resting place of common pipistrelle bats.

Bat Activity

- 2.8. The site lies within an urban context, with light pollution within and adjacent to site, and limited habitats for commuting and foraging bats in the wider landscape. It is assumed that light tolerant species, such as common and soprano pipistrelle, could forage within and adjacent to the site. The habitats on site, such as urban trees and native hedgerows, don't provide significant commuting and foraging opportunities for bats due to their small size and low diversity.
- 2.9. Overall, the assemblage of bats utilising the site for foraging and commuting is considered to be of **negligible ecological importance**.

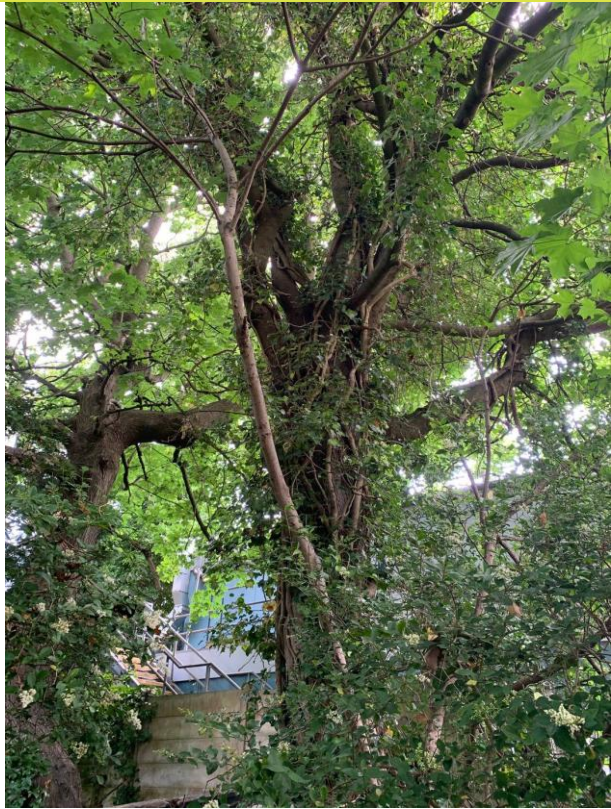
Preliminary Bat Roost Assessment

- 2.10. A Preliminary Bat Roost Assessment (PBRA) was conducted alongside the 'extended' Phase 1 Habitat survey. This assessment was carried out on the buildings and trees on and directly adjacent to site, which may be impacted by the development. See **Appendix 3** for methodology, **Table 2.3** below for results, and the Habitat Features and Preliminary Bat Roost Assessment Plan **17956/P01** for locations.



Table 2.3: PBRA Results

Structure/tree and Suitability	Potential Roost Feature (PRF)	Photograph
Building B1 – Red brick building Negligible suitability	Newly built red brick building, tightly sealed with mortar in good condition. The flat roofs are tightly sealed with metal barge boards. No features for bats present. Located in an urban area, noise from industrial use next to the building.	
Building B2 – Temporary building Negligible suitability	Metal temporary building located to the northeast of the site. No features for bats present.	

Tree T1 – Ash <i>Fraxinus excelsior</i> Further Assessment Required (FAR)	Mature ash tree approximately 17m in height with a stem diameter of 750mm, located to the north of Building B2. PRF: Dense ivy cover, up the stem of the tree. The ivy may cover PRFs and due to the size, species and location of the tree, it is anticipated that any covered PRFs would provide suitable roosting habitat.	
Tree T5 – Norway maple <i>Acer platanoides</i> Further Assessment Required (FAR)	Mature Norway maple tree approximately 17m in height with a stem diameter of 640mm, located within the bramble scrub to the north of the site. PRF: Dense ivy cover, up the stem of the tree. The ivy may cover PRFs and due to the size, species and location of the tree it is anticipated that any covered PRFs would provide suitable roosting habitat. Cannot access fully at ground level.	

Birds

- 2.11. The data search returned a number of records of protected and notable birds species within 2 km of the site. Of these, some species of relevance to the site include bullfinch *Pyrrhula pyrrhula* and dunnock *Prunella modularis*.
- 2.12. Habitats on site, such as the building, urban trees and native hedgerows, have the potential to support common and widespread nesting birds.
- 2.13. It is considered the assemblage of birds that may use the site for foraging and breeding is of **negligible ecological importance**, nevertheless consideration for nesting birds to avoid a breach of legislation is discussed in **Section 3** of this report.
- 2.14. Given the nature of habitats on-site and the site location, no other potential for other protected species was identified during the UK habs survey.



Section 3: Ecological Impacts, Mitigation, and Enhancement

Proposed Development

- 3.1. The proposals are for redevelopment of the hospital building with associated layby and soft landscaping. The potential impacts at this site as a result of the proposed development are set out below, with reference to relevant legislation and planning policy, which is summarised in **Appendix 2**.

Design Evolution

- 3.2. The design of the Development has been iterative, and in accordance with policy and best practice guidance, follow the 'mitigation hierarchy'. As such, the Development has been designed to avoid and retain the most important ecological features to ensure they can be managed in the long-term to enhance their importance for biodiversity. Where this is not possible, new habitats have been proposed to compensate for habitat losses with the aim of maximising the overall ecological value of the habitats proposed on site.

Designated Sites

- 3.3. All statutory and non-statutory sites are considered to be sufficiently distant from the site and no adverse impacts are expected.

Habitats and Flora

- 3.4. Most of the habitats on site to be impacted by the proposals are of negligible ecological importance, namely buildings, hardstanding, bramble scrub and vegetated garden, as such no specific mitigation is required for the loss of these habitats. The majority of the mature trees to the north of the site of local ecological importance will be retained.
- 3.5. 30m of hedgerow with trees, and 1x scattered tree will be lost to provide access to the proposed development.
- 3.6. The planting of 20m native hedgerow, 0.02ha understorey scrub/ modified grassland, and planting of 10 native species trees (see **Appendix 1**) is expected to more than mitigate for the loss of hedgerow and tree habitat.
- 3.7. Overall, the planting of native trees, hedgerow, shrubs, and grassland is expected to improve the site overall for biodiversity.



Protected and Notable Species

Bats

- 3.8. The on-site building and Trees T2, T3, T4, T6, T9, T10 and T11 were assessed to be negligible suitability to support roosting bats. T1 and T5 were assessed to be further assessment required (FAR), both of these are being retained as part of the proposals, but may require pruning; see Tyler Grange Arb Report (ref: **16986_R02c_AIA_AMS_JP_BV**) for details. If pruning works are required then this should be carried out under the supervision of a Suitably Qualified Ecologist to ensure no impacts to potential roosting bats.
- 3.9. Indirect impacts associated with dust and noise during the construction phase will be minimised by the implementation of a CEMP. No lighting during construction is proposed. It is anticipated that lighting levels post-construction will not be greater than current levels. However, any outside lighting should avoid spilling onto retained habitats include retained and newly planted trees.
- 3.10. To enhance the site for roosting bats, two bat boxes are recommended to be incorporated within scheme by either using integrated bat boxes or externally erected bat boxes (expected to be secured via a suitably worded planning condition).
- 3.11. Through the retention of the majority of trees and new landscape planting, foraging and commuting bats may continue to use the site post-development.

Birds

- 3.12. All birds, their nests and eggs, are protected by law and as such it is an offence to intentionally kill, injure, or take any wild bird; intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built; and intentionally take or destroy the egg of any wild bird.
- 3.13. To avoid triggering the legislation protecting nesting birds, clearance of suitable habitat (the buildings, trees, and hedgerow) should be timed outside the nesting bird season (generally taken as March to September inclusive, though this is not defined in law and birds may nest outside of this time). If any clearance works to nesting habitats are required during the nesting season, then pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing. If any nesting birds are found to be present, an appropriate buffer zone will be implemented, within which works are excluded for the duration of the breeding attempt. Any active nests will need to be left in situ until a suitably experienced ecologist confirms that the chicks have fledged and the nest is no longer active.
- 3.14. Habitat creation such as native shrub and tree planting is expected to increase nesting opportunities on site. Additionally, two bird boxes are recommended to be incorporated within scheme, targeting species of conservation concern known to be present (expected to be secured via a suitably worded planning condition).



Section 4: Biodiversity Net Gain

- 4.1. As of the 12th February 2024 it is mandatory for development (with a small number of exceptions) to achieve at least 10% gain in biodiversity units under Schedule 7A if the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 4.2. A development achieves biodiversity net gain when the total biodiversity units present post-development is higher than that of the biodiversity units present on site prior to development. The Statutory Biodiversity Metric has been used to calculate the biodiversity value of the site before and after development in terms of "biodiversity units" to calculate an overall biodiversity net gain or loss.
- 4.3. The Manchester City Council local policy EN15 also requires a net increase in trees which is demonstrated through the calculator.

Existing Habitats

- 4.4. The following habitats are present within the red line boundary of the site and are shown on Habitat Features and Bat Roost Assessment Plan **17956/P01**. No watercourses were present. The rationale for condition assessments is detailed within the metric **17956/BNG**.



Table 4.1: Baseline Habitats and Areas Retained and Enhanced

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Area retained (hectares)	Area enhanced (hectares)	Area lost (hectares)
Urban	Developed land; sealed surface	0.11	V.Low	N/A	0	0	0.11
Urban	Vegetated garden	0.03	Low	N/A	0	0	0.03
Individual trees	Urban tree	0.02	Medium	Good	0.016	0	0

Table 4.2: Baseline Hedgerows and Lengths Retained and Enhanced

Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	Length retained (km)	Length enhanced (km)	Length lost (km)
G7	Non-native and ornamental hedgerow	0.04	V.Low	Poor	0.01	0	0.03

Proposed Habitats

- 4.5. The proposals, as shown within **Appendix 1** and the Post-development Habitat Plan **17956/P02**, have been used to calculate the proposed habitat areas. The rationale for target condition assessments is detailed within the metric **17956/BNG**.
- 4.6. The following assumptions have been made:
- For the 'planting' habitat area remaining, it is assumed that this would be 50% modified grassland and 50% mixed scrub.

Table 4.3: Created and Enhanced Habitats

Broad Habitat	Proposed habitat	Area (hectares)	Created/enhanced	Baseline condition	Distinctiveness	Target condition
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Urban	Developed land; sealed surface	0.13	Created	NA	V.Low	N/A
Grassland	Modified grassland	0.01	Created	NA	Low	Poor
Individual trees	Urban tree	0.04	Created	NA	Medium	Moderate
Heathland and shrub	Mixed scrub	0.01	Created	NA	Medium	Poor
A net gain of 0.07 habitat units, +24.06%						

Table 4.4: Created and Enhanced Hedgerows

Habitat type	Length (km)	Created/enhanced	Distinctiveness	Target condition
Native Hedgerow	0.02	Created	Medium	Poor
A net gain of 0.01 hedgerow units, +21.50%				



Results Summary

- 4.7. As described within The Statutory Biodiversity Metric **17956/BNG** and summarised below in **Figure 4.1**, based on the habitats present on site that will be lost and those to be created, the development would result in a gain of 0.07 habitat units, and a gain of 0.01 hedgerow units. This is a percentage gain of 24.06% in habitat units and 21.50% in hedgerow units

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.07
	<i>Hedgerow units</i>	0.01
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	24.06%
	<i>Hedgerow units</i>	21.50%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 4.1: Biodiversity Net Gain Assessment Results Summary, taken from The Statutory Biodiversity Metric.

Management

- 4.8. The results of The Statutory Biodiversity Metric are based on the habitats within the site being maintained at a certain condition, as prescribed by the condition assessment sheets published by Defra.
- 4.9. Details of habitat establishment and long-term management will be provided through the production of a Habitat Management and Maintenance Plan (HMMP). The HMMP would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years.



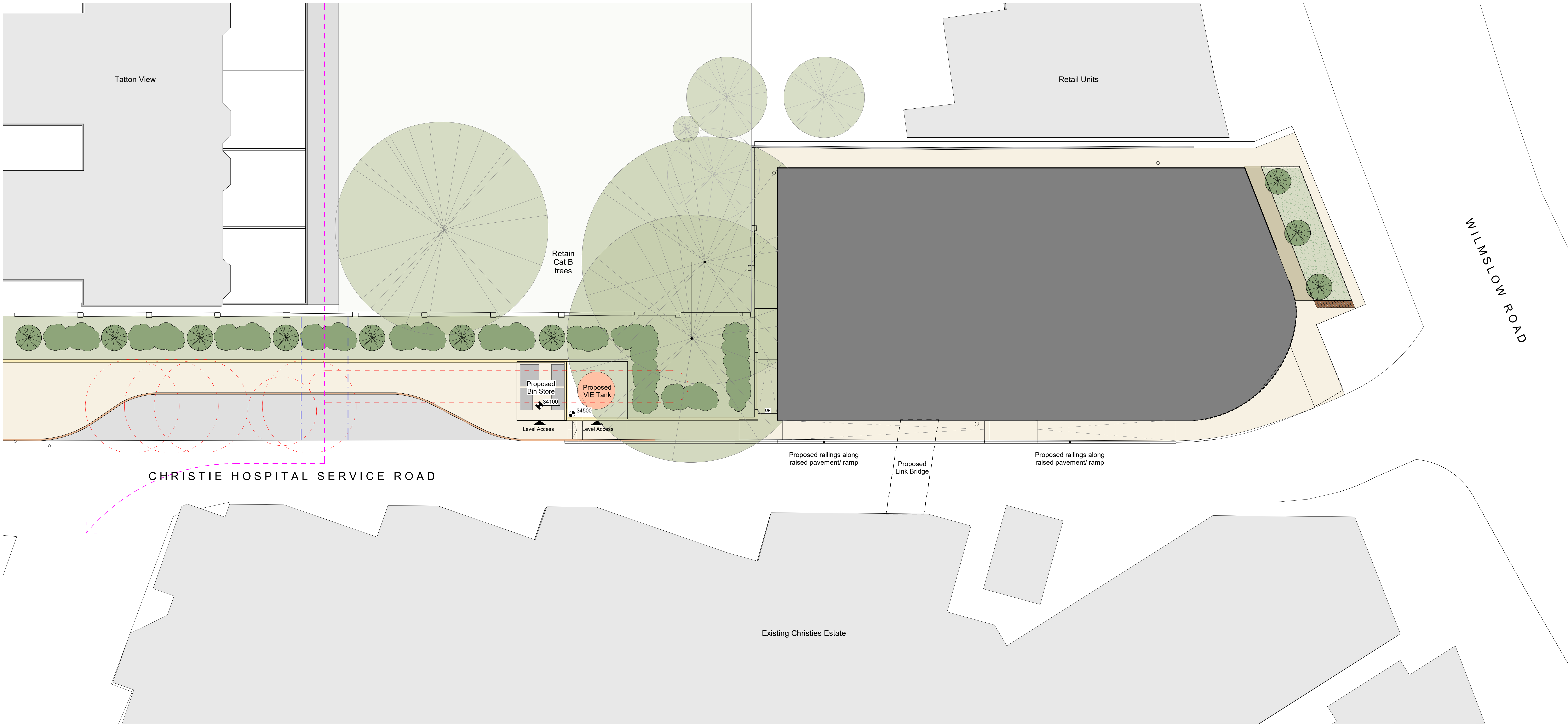
Section 5: Conclusions

- 5.1. All statutory and non-statutory sites are considered to be sufficiently distant from the site and no adverse impacts are expected.
- 5.2. The development will primarily affect habitats of negligible ecological importance. Loss of five trees, of local ecological importance, will be compensated for by replacement tree planting. With the enhancements and habitat creation proposed, including native species planting, habitats of ecological importance on site will be enhanced, providing additional opportunities for biodiversity within the site.
- 5.3. Two trees, T1 and T5 were assessed to be further assessment required (FAR), both of these are being retained as part of the proposals, but may require pruning; see Tyler Grange Arb Report (ref: **16986_R02c_AIA_AMS_JP_BV**) for details. If pruning works are required then this should be carried out under the supervision of a Suitably Qualified Ecologist to ensure no impacts to potential roosting bats. No further surveys of this tree are proposed, providing the mitigation strategy detailed in **Section 3** is followed. Should vegetation or the building on the site be removed during the core nesting bird season (March-August, inclusive), a pre-works check by an ECoW would be required to determine whether active birds' nests are present.
- 5.4. The proposals would result in a gain of 0.07 habitat units, and a gain of 0.01 hedgerow units. This is a percentage gain of 24.06% in habitat units and 21.50% in hedgerow units. A HMMP would ensure the long-term management of the proposed habitat enhancements is expected to be secured via a suitable worded planning condition.
- 5.5. An appropriately worded planning condition is expected to secure a suitable HMMP or Ecological Enhancement Plan to ensure the long-term management of the proposed habitat enhancements, including proposed tree, hedge, and shrub planting, as well as provision of enhancements for specific species groups such as bird and bat boxes.
- 5.6. In conclusion, in anticipation of the implementation of any necessary mitigation, the proposed development will be compliant with relevant planning policies EN15 of the local plan, as well as legislation in regard to ecology.



Appendix 1: Proposed Site Plan [DAY Architectural Ltd 1608-24]

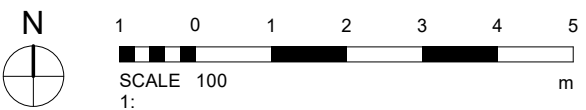




1 Proposed Landscaping & External Works Plan
1:100

MATERIALS KEY

- Proposed Northern Pathology Development
- Proposed Tarmac/ Asphalt
- Proposed Paving
- Proposed Retaining Wall
- Proposed Pebble Resin Bound System
- Proposed Raised Bed with Planting
- Proposed Timber Benching
- Removal of trees and self seeded vegetation
- Planting of Trees and shrubbery shown indicatively, proposed mixed native tree and understory shrub planting. All planting and species to be confirmed by Landscape Architect.
- Approximate culvert position
- Culvert easement zone, to be confirmed by Landscape Architect



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EXTERNAL MODEL REFERENCES

MEP MODEL	REV	DATE
777777-77-77-ME-777777	1	17
777777-77-77-ME-777777	1	17
777777-77-77-ME-777777	1	17

NOTES

All landscape design and specification to be confirmed and detailed by Landscape Architect.

P04: Revised to show increased planting	06.08.25	JP	GW
P03: Planning drawings updated in line with Stage 3	08.07.25	JP	GW
P02: Updated in line with comments	18.06.25	JP	GW
P01: PRELIMINARY PLANNING ISSUE	18.06.25	JP	GW
REV DESCRIPTION	DATE	BY	CHK

KEY PLAN

CLIENT

CNSFT



CONTRACTOR

Remaker

DAY Architectural Ltd

Landscape Pathology Ltd (T) 01454 611111 | E 01454 611111 | W www.dayarchitectural.co.uk

PROJECT

Cheshire Pathology Works

DRAWING

Proposed External Works

SCALE

As indicated @ A0

PROJECT REF	DAY REF	DRAWN BY	FIRST ISSUED
C000001	1808-24	JP	18.08.2024

PROJECT	ZONE	ORIG	CODE	TYPE	LEVEL	NUM	REV
NPD	V1	DAY	0705	DR	XX	040501	P04

SUITABILITY	DRAWING STATUS
03	PRELIMINARY

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Appendix 2: Legislation and Planning Policy

Legislation

- A2.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Environment Act 2021;
 - The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2017 (as amended);
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Natural Environment and Rural Communities Act (NERC) 2006;
 - The Hedgerows Regulations 1997; and
 - The Protection of Badgers Act 1992.
- A2.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).
- A2.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A2.4. The CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Environment Act 2021: Upcoming Town and Country Planning Act

- A2.5. The Environment Act gained Royal Assent in November 2022. Whilst the premise of Biodiversity Net Gain (BNG) has been around prior to this, the Assent of the Act sets the Framework for future legislation to be changed. This will be in the form of the Town and Country Planning Act (TaCPA), specifically Schedule 14 of the TaCPA, which will make Biodiversity Net Gain a condition of planning (not a planning condition). The target 'gain' is currently set at 10% but the Secretary of State has the ability to change this.



A2.6. The timescales for changes to the wording of the TaCPA are that it will be legally mandated and enforceable from January 2024.

National Planning Policy

National Planning Policy Framework (NPPF), December 2024

A2.7. The National Planning Policy Framework (NPPF) was published in December 2024 and sets out the Government's planning policies for England and how these should be applied. It replaces the previous National Planning Policy Framework published in March 2012 and December 2023.

A2.8. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."

A2.9. Section 11 of the NPPF, paragraph 125, sub-section a) states that planning policies and decisions should:

a) *"encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains - such as developments that would enable new habitat creation or improve public access to the countryside;*

b) *recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production"*

A2.10. Section 13 refers to development in the Green Belt and introduces 'Golden Rules' that, at paragraph 159, state how such development should *"support nature's recovery" and "where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes"*.

A2.11. Section 15 of the NPPF (paragraphs 187 to 195) considers the conservation and enhancement of the natural environment.

A2.12. Paragraph 187 states that planning and decisions should contribute to and enhance the natural and local environment by:

a) *"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*

c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate; and*

d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and*



incorporating features which support priority or threatened species such as swifts, bats and hedgehogs”

A2.13. Paragraph 188 states that plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

A2.14. Paragraph 192 states that in order to protect and enhance biodiversity and geodiversity, plans should:

- a) *“Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁷; and*
- b) *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*

A2.15. When determining planning applications, Paragraph 193 states that local planning authorities should apply the following principles:

- a) *“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁸ and a suitable compensation strategy exists; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

⁶ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

⁷ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

⁸ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.



A2.16. As stated in paragraph 187 the following should be given the same protection as habitats sites:

- a) *“potential Special Protection Areas and possible Special Areas of Conservation;*
- b) *listed or proposed Ramsar sites⁹; and*
- c) *sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”*

A2.17. Paragraph 195 states that

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”.

Local Planning Policy

Manchester City Council Core Strategy

A2.18. Local Policy EN 15 ‘Biodiversity and Geological Conservation’ states:

A2.19. ‘The council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- Sites with international or national designations for their biodiversity value and other sites of biodiversity value (SBIs, LNRs);
- Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- Sites that are recognised for their geological importance;
- The council’s objective to protect and conserve the City’s existing trees and woodlands and aim for a net increase in trees across the City

A2.20. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable habitat areas where appropriate, with reference to the Manchester Biodiversity Strategy and the Green Infrastructure Framework for Manchester.

Biodiversity Action Plans

A2.21. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is ‘Biodiversity 2020: A Strategy for England’s wildlife and ecosystem services’ published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species

⁹ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.



Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A2.22. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Local Biodiversity Action Plan

A2.23. The Greater Manchester Biodiversity Action Plan lists the following habitat relevant to the site:

- Urban managed greenspace.



Appendix 3: Methodology and Results

Data Search

- A3.1. A desk-based study was conducted whereby records of designated sites and records of protected and priority species were purchased and interrogated for the site and the surrounding landscape. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- A3.2. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website¹⁰;
 - Greater Manchester Record Centre (GMLRC)/Greater Manchester Ecology Unit (GMEU)¹¹; (Data ordered on 13th May 2024 and received on 22nd May 2024);
 - Manchester City Council website¹²;
 - Joint Nature Conservation Committee (JNCC) website¹³;
 - Natural England (NE) designated sites website¹⁴;
 - Ordnance Survey mapping; and
 - Google Maps, including aerial photography.
- A3.3. The following areas of search around the boundary of the site boundary were applied:
- 2 km for protected and priority species, national statutory designated and non-statutory sites; and
 - 10 km for European statutory sites.

'Extended' Phase I Habitat Survey and UKHabs

- A3.4. An 'extended' Phase 1 survey was carried out on the 17TH June 2025 by Bethany Phythian BSc (Hons), a suitably experienced ecologist and qualifying member of CIEEM. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey¹⁵ and entailed recording the main plant species and classifying and mapping habitat types

¹⁰ <https://magic.defra.gov.uk/> [Accessed 13/05/2024]

¹¹ https://gmlrc.org/ecological_searches [Accessed: 13/05/2024]

¹² <https://www.Manchester.gov.uk/> [Accessed 16/07/2025]

¹³ <http://jncc.defra.gov.uk/ProtectedSites/> [Accessed 13/05/2024]

¹⁴ <https://designatedsites.naturalengland.org.uk/> [Accessed 13/05/2024]

¹⁵ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.



with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group¹⁶.

- A3.5. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.
- A3.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the Statutory Biodiversity Net Gain Metric, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

Preliminary Bat Surveys

- A3.7. The surveys followed standard methodologies set out in the Bat Mitigation Guidelines¹⁷, the Bat Workers Manual¹⁸ and Bat Surveys for Professional Ecologists- Good Practice Guidelines 4th Edition¹⁹ and comprised:
- Preliminary Roost Assessment (PRA) – External and internal building inspection survey to assess potential of buildings on site to support roosting bats;
 - Ground Level Tree Assessment (GLTA) – Ground level inspection of trees to assess potential of trees on site to support roosting bats; and
 - Day-time Bat Walkover (DBW) – Walkover of the sites to assess potential bat activity including foraging areas and potential commuting routes.

Preliminary Bat Roost Assessment (PBRA)

- A3.8. A PBRA was undertaken on all buildings within the Site boundary. The assessment was undertaken on 17th June 2025 by Bethany Phythian BSc (Hons), a suitably experienced ecologist and qualifying member of CIEEM. All surveys were daytime inspections and the conditions for all surveys was considered optimal. The location of the buildings and trees at the Site are shown on **Plan 17956/P01**. All buildings were inspected from the ground using binoculars, high powered torch, digital camera and endoscope for accessible features. In relation to buildings, such signs may include bat droppings, urine splashes, staining and features suitable for allowing bats access to roost (e.g. gaps behind soffits / hanging tiles / ridge tiles, lifted slates / flashing). The internal inspection of the buildings comprised a thorough search for evidence of roosting bats in accessible loft spaces (i.e. droppings, urine stains) and an assessment of the presence of potential roosting features internally.
- A3.9. The potential of the buildings and trees to support roosting bats was assessed using the criteria shown in **Table A3.1** below.

¹⁶ UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

¹⁷ Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

¹⁸ Mitchell-Jones, A.J., & McLeish, A.P. (eds). (2004) 3rd Edition Bat Workers' Manual., JNCC, Peterborough, ISBN 1 86107 558 8

¹⁹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6



Table A3.1: Building / Structure Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed)
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
^a Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). ^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. ^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments. Common pipistrelle swarming has been observed in the UK and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland. This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	



Ground Level Tree Assessment (GLTA)

A3.10. A GLTA was undertaken on all trees within the Site boundary. The assessment was undertaken on 17TH June 2025 by Bethany Phythian BSc (Hons), a suitably experienced ecologist and qualifying member of CIEEM. All surveys were daytime inspections and the conditions for all surveys was considered optimal. The location of the trees at the Site are shown on **Plan 17956/P01**. All trees were inspected from the ground using binoculars, high powered torch, digital camera and endoscope for accessible features. Potential Roosting Features (PRFs) of interest include at detailed in **Table A3.2** below.

Table A3.2: PRF Types that can be Exploited by Bats and How they Form - adapted from Collins, 2023.

PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
woodpecker holes squirrel holes knot holes pruning cuts tear outs wounds cankers compression forks butt rots	lightning strikes hazard beams subsidence cracks shearing cracks transverse snaps welds lifting bark desiccation fissures frost cracks	fluting ivy

A3.11. The potential of trees to support roosting bats was assessed using the criteria shown in **Table A3.3** below.

Table A3.3: Assessment of Tree Suitability Criteria - adapted from Collins, 2023.

Roost Suitability	Description of Roosting Habitat
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Day-time Bat Walkover (DBW)

A3.12. A DBW was undertaken on all habitats within the Site boundary. The assessment was undertaken on 17TH June 2025 by Bethany Phythian BSc (Hons), a suitably experienced ecologist and qualifying member of CIEEM.. All surveys were daytime inspections and the conditions for all surveys were considered optimal. The DBW assessed habitats on-site for the likelihood to be used by foraging and commuting bats as detailed in **Table A3.4** below. This combined with desk study records of local bats and bat roosts, and potential for roosting bats on-site is used to determine suitability of the site for bat activity.



Table A3.4: Flight Path and Foraging Habits Assessment Criteria - adapted from Collins, 2023.

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Biodiversity Net Gain

A3.13. The Statutory Biodiversity Metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the ‘unit’ value associated with each habitat type is calculated based on the following parameters:

- Size (in hectares)/Length (in km);
- Distinctiveness (i.e. how rare/valuable a given habitat is);



- Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat); and
- Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).

A3.14. When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the 'unit' value of a given habitat and these are:

- Time to reach the target condition of each habitat; and
- Difficulty category for the creation of a given habitat.

A3.15. A calculation has been undertaken using the baseline habitats identified during habitat condition assessment survey, which was carried out on the 16th July 2025, alongside the 'extended' Phase 1 survey above. All surveys were carried out by Laura Jones BSc (Hons), a suitably experienced ecologist.

A3.16. The UK Habitat Classification was used to identify habitat types. Note that the calculation is completed separately for non-linear and linear habitats. Habitat areas entered into The Statutory Biodiversity Metric in hectares were rounded to two decimal places.

Evaluation

A3.17. The evaluation of habitats and species is defined in accordance with published guidance²⁰. The scale of importance of each ecological feature is assigned within a defined geographical context, namely international and European, national, regional, county, and local. Below these are features considered to be of negligible importance.

A3.18. Consideration will also be given to legally protected or controlled species which are 'important features' in the context of this assessment, for which mitigation measures are required to ensure legal compliance, regardless of their geographic scale of importance. Thus, it is possible for a feature of negligible ecological importance to be legally protected and hence require mitigation.

A3.19. Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as Sites of Species Scientific Interest (SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Impact Assessment

A3.20. The assessment of impacts identifies impacts and their effects as a result of the proposed development on important ecological features. This includes consideration of impacts at all relevant stages of the development, including construction and operation/occupation [include

²⁰ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.



decommissioning and restoration, if relevant – it won't be for most projects]. The assessment includes reference to legislation and policy, and supplementary planning guidance where relevant.

Application of Mitigation Hierarchy

A3.21. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and set out below:

- Avoidance – measures to avoid harm to ecological features (set out in 'Design Evolution', Section 3);
- Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;
- Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and
- Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide biodiversity net gain.



Plans:

Plan 1: Habitat Features Plan and Preliminary Bat Roost Assessment
17956/P01

Plan 2: Post Development Plan **17956/P02**





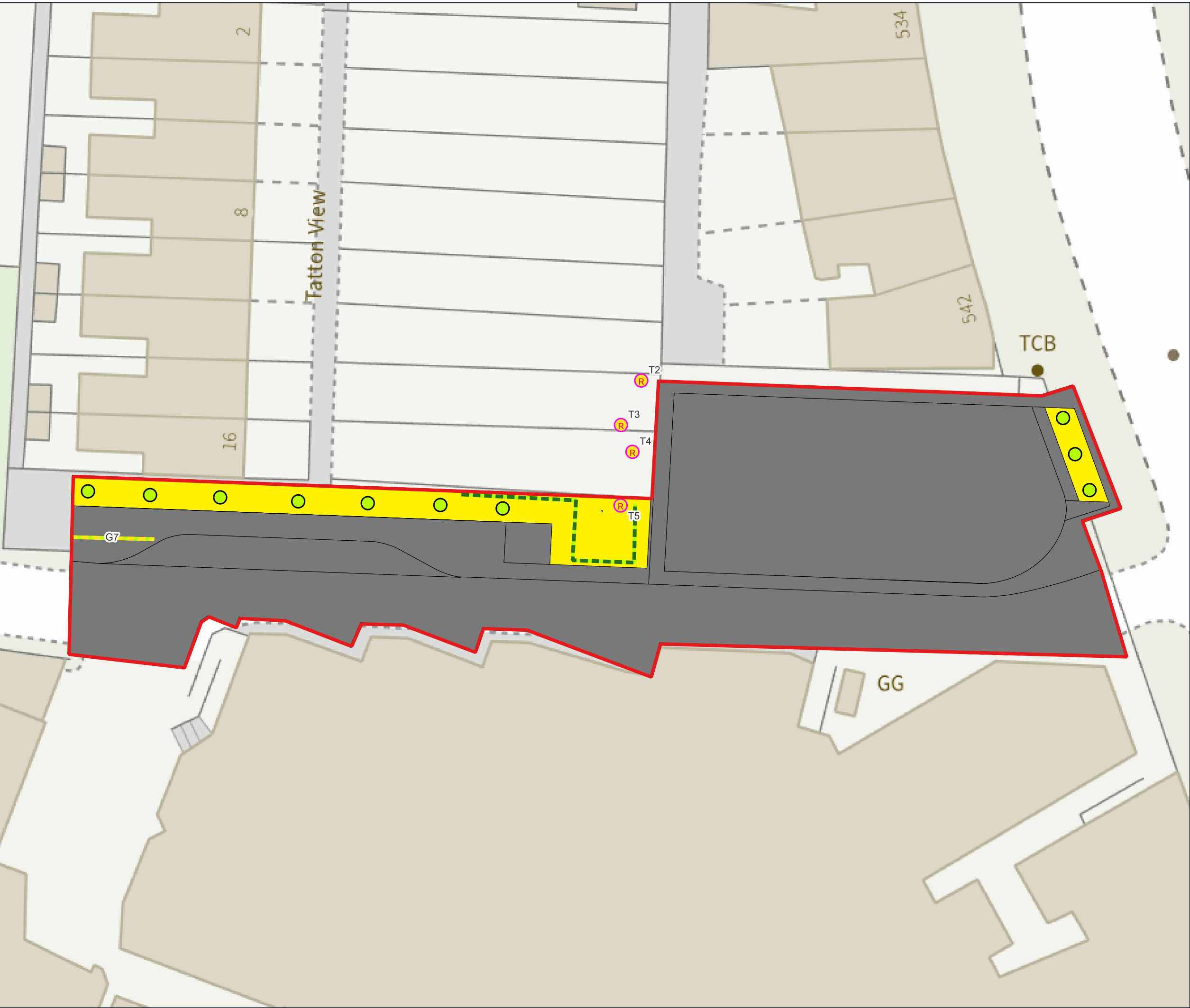
- Legend**
- Redline boundary
 - Urban
 - Developed land; sealed surface
 - Urban
 - Vegetated garden
 - Building, Negligible BRP
 - Non native and ornamental hedgerow

- Baseline Trees**
- Small >7.5cm to 30cm
 - Medium >30cm to 60cm
 - Large >60cm to 90cm



Project	The Christie
Drawing Title	Habitat Features Plan
Scale	Scale: 1:300
Drawing No.	17956/P01
Date	July 2025
Checked	BP/LJ





- Legend
- Redline boundary
 - Assumed 50% Scrub/ 50% Modified grassland
 - Urban Developed land; sealed surface
 - Non native and ornamental hedgerow
 - Native hedgerow
- Post development tree planting
- Small >7.5cm to 30cm
 - Retained tree



Project	The Christie
Drawing Title	Post-development Habitat Plan
Scale	Scale: 1:300
Drawing No.	17956/P02
Date	August 2025
Checked	BP/LJ





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