

**BIODIVERSITY ACCOUNTING
ASSESSMENT REPORT**

at
**221-225 Droylesden Rd
Blackley
Greater Manchester
M40 1NY**

**Client:
Mr Yaser Mehmood**

**Client Address:
221-225 Droylesden Road
Blackley
M40 1NY**

**JCA Ref:
22659/RPS**

**Date of Report:
04/03/2025**

**Update:
18/08/2025**



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
Version 1	18/02/25	Rebecca Petch-Smith	18/02/25	Rebecca Petch-Smith	21/02/25	Rebecca Petch-Smith	26/02/25	Richard Westwood
				Alex Donovan			03/03/25	Alex Donovan
Version 2	18/02/25	Rebecca Petch-Smith	18/02/25	Rebecca Petch-Smith Alex Donovan	15/08/25	Rebecca Petch-Smith	15/08/25	Alex Donovan

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.



Executive Summary

JCA Limited was instructed by **Mr Yaser Mehmood** to carry out a Biodiversity Accounting Assessment (BAA) of **221-225 Droylesden Rd**, (hereafter referred to as the 'Site') to inform a planning application for the development of a single residential dwelling and associated parking ('the Proposed Development').

The purpose of the assessment is to determine the baseline biodiversity value of the Site and to assess if there are sufficient biodiversity enhancement opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.

To fulfil the brief, the Biodiversity Metric 4.0 (June 2024 update) was used to calculate the baseline biodiversity value of all existing habitats on-Site. The metric was then used to provide a comparative measure of any habitat creation and enhancements associated with the Client's Proposed Development. The resulting balance determines the extent of Biodiversity Units (BU) generated through the proposed habitats post development.

The baseline habitat units present on site are **0.02** BU. On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a **net loss** of **-<0.005** habitat BU, equivalent to a **net loss** of **-27.19%**. In addition, the Proposed Development has **not satisfied** the trading rules.

This executive summary is intended as a summary of the assessment of the Site based on information received by the client at the time of production. This executive summary should be read in conjunction with the full Report.



Contents

1. Introduction	5
1.1 Purpose of the Report	5
1.2 Site Description	5
1.3 Details of Proposed Development	5
2. Biodiversity Accounting in Context	6
2.1 Biodiversity Net Gain Principles	6
2.2 Relevant Planning Policy and Legislation	6
2.3 Local Policy and Guidance	7
3. Methodology	9
3.1 Background	9
3.2 Assessing strategic significance	9
3.3 Baseline Data	10
3.4 Biodiversity Net Gain	10
3.5 Impact Assessment.....	11
3.6 Habitat Creation and Enhancement	11
3.7 Residual Effects	11
4. Biodiversity Metric 4.0.....	13
4.1 Introduction	13
4.2 Strategic Significance	13
4.3 Existing Site Value	13
5. Proposed Development Impact Assessment	15
5.1 Description of the Proposed Development.....	15
5.2 Habitats to be Retained	15
5.3 Habitats to be Enhanced	15
5.4 Habitats to be Lost	15
5.5 Habitats to be Created	16
5.6 Overall Impacts	16
6. References	18
Appendix 1: Baseline UKHab Habitat Map	20
Appendix 2: Proposed UKHab Habitat Map.....	22
Appendix 3: Proposed Development Plan.....	24
Appendix 4: Site Photographs	26
Appendix 5: Author Qualifications.....	28



1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **Mr Yaser Mehmood** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **221-225 Droylesden Rd**, (hereafter referred to as the 'Site').

1.1.2 The purpose of this report is to:

- Assess the baseline biodiversity value of the Site through the total sum of the habitats within the Site, and their calculated biodiversity value.
- Assess if there are sufficient biodiversity enhancement and/or creation opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.
- To determine the level of overall residual biodiversity gains or losses associated with the Proposed Development.

1.1.3 The Site location and red line / survey area are shown in Appendix 1.

1.2 Site Description

1.2.1 The site is located at Ordnance Survey (OS) National Grid Reference **SD8857200309**, with nearby postcode **M40 1NY**. The site is bordered on all sides by urban residential areas, with pockets of urban gardens, small pockets of grassland and woodlands, and scattered individual trees and treelines.

1.3 Details of Proposed Development

1.3.1 The development proposed at the site is the development of a single residential dwelling with associated parking.



2. Biodiversity Accounting in Context

2.1 Biodiversity Net Gain Principles

2.1.1 Biodiversity Net Gain: Good Practice Principles for Development published by CIEEM et. al (2016) states that delivering biodiversity net gain goes beyond balancing relative gains and losses. It also involves doing everything to avoid biodiversity losses in the first instance. The application of the DEFRA metric detailed in this report supports developments to adopt this approach by:

- a) Providing a habitat balance sheet which can be used to identify those habitats with the greatest value and subsequently those with the greatest impacts if lost;
- b) Supporting and incentivising the mitigation hierarchy by quantifying the benefits of avoiding and mitigating impacts on high value features;
- c) Promoting the value of biodiversity enhancements and demonstrating the potential for additionality on retained habitats;
- d) Providing a balance of losses, enhancements or on-Site compensation to determine if a measure net gain contribution can be achieved;
- e) Providing transparent, robust and credible evidence to help inform the best possible Site options for biodiversity; and,
- f) Ensuring that any residual off-Site compensation required (e.g. through biodiversity offsetting) is proportionate to the impacts and can secure a measurable net gain contribution for biodiversity overall.

2.2 Relevant Planning Policy and Legislation

2.2.1 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). All planning permissions granted in England will have to deliver at least 10% Biodiversity Net Gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development.



2.3 Local Policy and Guidance

2.3.1 Manchester Core Strategy – (Manchester City Council, Adopted July 2012)

2.3.2 The Manchester Core Strategy 2012 - 2027 sets out the council's policies and proposals for land use within the district to 2027. Policy EN 15 of the Strategy is therefore relevant to the Proposed Development.

2.3.3 Policy EN 15: The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- a. sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
- b. other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- c. protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- d. sites that are recognised for their geological importance;
- e. the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

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 or potentially valuable habitat areas where appropriate, with reference to:

- a. the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- b. the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale;
- c. the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;
- d. Manchester's Climate Change Action Plan;



- e. the Strategic Flood Risk Assessment (SFRA) for Manchester;
- f. the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary;
- g. the River Basin Management Plan for the northwest;
- h. the Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

Development should wherever possible seek to maintain, enhance or restore existing geology.

2.3.4 Greater Manchester Biodiversity Action Plan (GMBAP)

- 2.3.5 The BAP for Greater Manchester (Greater Manchester City Council, 2009) concentrates on species and habitats that had national action plans produced or are of local conservation concern. These include grasslands, hedgerows, lowland mosslands, reedbeds, ponds, canals, native woodland, bats, black redstart, water vole, hares, twite, willow tit and great crested newt.



3. Methodology

3.1 Background

- 3.1.1 Biodiversity accounting of existing and post-development habitats and linear features on-Site was carried out using the Biodiversity Metric 4.0 Calculator Tool, following guidance set out in the metric user guide (Natural England et al, 2024). The process for data collation and analysis associated with the assessment is detailed in Sections 4.2 – 4.3 below.

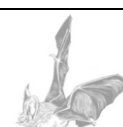
3.2 Assessing strategic significance

- 3.2.1 A desk study was conducted to collate baseline data about ecological sites within the zone of influence of the proposed development site, following guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). This data-gathering exercise was undertaken to obtain any available information relating to statutory nature conservation sites, ecological networks, local plans and priority habitats to help establish the strategic significance of the site. Sources of information used are shown in Table 1.

Table 1: Summary of information sources used for the desk study

Organisation/source	Information sought
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, and all international sites including SAC, SPA or Ramsar sites within 5 kilometres of the site. Priority Habitats within 300m.
Manchester City Council	Adopted Local Plan, evidence base, and policies map

- 3.2.2 This evidence was reviewed and used to assess the strategic significance of the site, and/or individual habitats and whether it lies within an ecological network for the area.



3.3 Baseline Data

3.3.1 A baseline analysis of the existing habitats on-Site was carried out from the information gathered during the Site's ecological assessment visit carried out by Rebecca Petch-Smith (Graduate Ecologist, JCA Limited) and Alex Donovan (Assistant Ecologist, JCA Limited) on 18/02/2025.

3.4 Biodiversity Net Gain

3.4.1 Biodiversity Net Gain complements and works with the biodiversity mitigation hierarchy set out in the National Planning Policy Framework paragraph 180a. To achieve a net gain in a way that is consistent with the mitigation hierarchy and reflects the 'spatial-hierarchy' preference for local enhancements, the following steps should be followed:

- (1) Aim to avoid or reduce biodiversity impacts through site selection and layout;
- (2) Enhance and restore biodiversity on-site;
- (3) Create or enhance off-site habitats, either on their own land or by purchasing biodiversity units on the market; and
- (4) As a last resort, to prevent undue delays, purchase statutory biodiversity credits from the UK Government where they can demonstrate that they are unable to achieve biodiversity net gain through the available on-site and off-site options.

3.4.2 On completion of the fieldwork the habitat information was mapped and areas were imported into the DEFRA Biodiversity Statutory Metric Calculation Tool. The metric calculates the baseline biodiversity units for the site based on the following factors:

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance

3.4.3 Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:

- Area
- Habitat distinctiveness
- Habitat target condition
- Strategic significance
- Time habitat is created
- Time to the target condition



- Difficulty of creation

3.4.4 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains.

Mitigation hierarchy

3.4.5 Development proposals should first seek to avoid impacts by retaining habitats. Second, development proposals should look to minimise the impact by producing plans that are designed to limit habitat disturbance, damage, and loss, thereby mitigating against any unavoidable impacts. Third, proposals should look to restore any damaged or degraded habitats. Then, only as a last resort should proposals compensate for unavoidable residual impacts to damaged or lost habitats that remain after avoidance and mitigation measures.

3.5 Impact Assessment

3.5.1 The existing baseline habitat plan for the Site was overlain with the Proposed Landscape Plan (Dwg number: 130. A4) of the Proposed Development using GIS software to provide an area (Ha) of temporary and permanent habitat loss.

3.5.2 The area of any retained/enhanced or created habitats proposed as part of the development was also mapped to provide an area (Ha) (or length (Km) for linear features) of the on-Site compensation proposals being provided. An estimate of future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

3.6 Habitat Creation and Enhancement

3.6.1 The area of any retained/enhanced or created habitats proposed on-Site as part of the Proposed Development was mapped using the Proposed Landscape Plan (Dwg number: 130.4 A) of the final development, to provide an area (Ha) (or length (Km) for linear features) estimate of on-Site compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.

3.6.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

3.7 Residual Effects

3.7.1 The residual effects of the Proposed Development scheme were calculated using the Biodiversity Metric 4.0 Calculator Tool. This subtracts the pre-development baseline



values from that of the post-development values to determine the change in overall habitat value for the Site, taking into account any habitat trading.

- 3.7.2 Habitat trading is where the loss of a habitat must be compensated for through the creation or restoration of areas of equivalent or greater distinctiveness value. Guidance by Defra is that the loss of high distinctiveness areas, such as Habitats of Principal Importance (HPI, NERC Act, S.41), require compensation in a like-for like manner (creation or restoration of habitat of the same habitat classification as that impacted). Within the Biodiversity Metric 'trading up' (where compensation through creation of a higher distinctiveness habitat) can occur, however, 'trading down' (compensation through creation of lower distinctiveness habitats) is not permitted. Therefore, if present, despite gains in lower distinctiveness habitats, these will not reduce the net gain requirement for the development. This also applies to the different habitat features i.e. habitats, hedgerows and rivers and streams. Hedgerow creation gains will not reduce net gain requirements for either rivers and streams or habitats.
- 3.7.3 Where the resulting biodiversity balance is negative, a residual net loss of biodiversity is recorded. Where the balance is positive a residual net gain of biodiversity is recorded.



4. Biodiversity Metric 4.0

4.1 Introduction

4.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the Site's ecological assessment survey carried out on 18/02/2025.

4.2 Strategic Significance

4.2.1 There is one priority habitat and no potential ecological network areas within the vicinity of the site. There is no connectivity between the site and the deciduous woodland priority habitat. The site is, therefore, not considered to be ecologically desirable.

4.2.2 The site is not part of any designated site, or listed on any local plan, neighborhood plan or other policy document for ecology. It is considered to have low strategic significance (Area/compensation not in local strategy/ no local strategy).

4.3 Existing Site Value

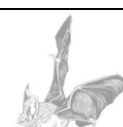
4.3.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in Table 2.

Table 2: Baseline habitats on site and their ecological value as categorised by the Biodiversity Metric 4.0 calculator.

Biodiversity Metric Reference Number	Biodiversity Metric 4.0 Habitat Type	Total Area on Site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Artificial unvegetated, unsealed surface	0.0086	V. Low	N/A - Other	Area/ compensation not in local strategy/ no local strategy	0.00
2	Developed land, sealed surface	0.004	V. Low	N/A - Other	Area/ compensation not in local strategy/ no local strategy	0.00
3	Vegetated garden	0.008	Low	Condition Assessment N/A	Area/ compensation not in local strategy/ no local strategy	0.02
	Total (area excl. trees)	0.02	–	–	–	0.02

4.3.2 The following habitat types were recorded on-site: artificial unvegetated unsealed surface, developed land sealed surface and vegetated garden.

4.3.3 No habitats on-site required a condition assessment. The artificial unvegetated unsealed surface and developed land sealed surface both have a 'V.Low' distinctiveness. The vegetated garden habitat has a 'Low' habitat distinctiveness.



4.3.4 The site and habitats within have low ecological significance.



5. Proposed Development Impact Assessment

5.1 Description of the Proposed Development

- 5.1.1 The Proposed Development involves the development of one residential dwelling and associated parking.
- 5.1.2 The Proposed Development will see the partial removal of all on-site habitats to facilitate the development. Artificial unvegetated unsealed surface will be lost; vegetated gardens will be partially lost, retained and created; developed land sealed surface will be retained and creating during the development.

5.2 Habitats to be Retained

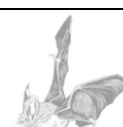
- 5.2.1 The Proposed Development will see the retention of developed land sealed surface and vegetated garden habitats on-site to facilitate the development. The retention of these habitats will avoid any direct impacts of loss of habitat.
- Approximately 0.0036 ha of developed land sealed surface will be retained during the development. This has no biodiversity value (0.00 BU) and is of a very low ecological distinctiveness.
 - Approximately 0.001 ha of vegetated garden will be retained during the development. This has a low ecological distinctiveness and is worth <0.005 BU.

5.3 Habitats to be Enhanced

- 5.3.1 The Proposed Development will see no enhancement of habitats on-site to facilitate the development.

5.4 Habitats to be Lost

- 5.4.1 The Proposed Development will see the loss of all habitats on-site to facilitate the development.
- Approximately 0.1 ha of artificial unvegetated unsealed surface and 0.004 ha of developed land sealed surface will be lost during development. These habitats have no biodiversity value (0.00 BU); therefore, compensation is not required.
 - Approximately 0.1 ha of vegetated gardens will be lost during development. This is a low distinctiveness habitat and will require replacement with habitat of the same distinctiveness or better. This is worth approximately 0.1 BU.



5.5 Habitats to be Created

5.5.1 The Proposed Development will see the creation of developed land sealed surface and vegetated garden habitats on-site as part of the development.

- Approximately 0.011 ha of developed land sealed surface will be created during development. This has no biodiversity value (0.00 BU).
- Approximately 0.005 BU of vegetated garden will be created during development. This is a low distinctiveness habitat worth 0.01 BU post-development.

5.5.2 Additionally, the development will be planting 5 small trees not accounted for in the metric as specified in the guidance.

5.6 Overall Impacts

5.6.1 The retention, enhancement and loss of habitats as a result of the Proposed Development are quantified in Table 3.

Table 3: Summary of onsite baseline habitat biodiversity value through retention and enhancement.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Retained		Enhanced		Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Artificial unvegetated unsealed surface	0.00	0.00	0.00	0.00	0.01	0.00
2	Developed land, sealed surface	0.0036	0.00	0.00	0.00	<0.005	0.00
3	Vegetated garden	0.001	<0.005	0.00	0.00	0.01	0.01
	Total	<0.005	<0.005	0.00	0.00	0.02	0.01

5.6.2 The existing baseline across the site was compared to the current hard and soft landscaping plans. The Metric calculated a net change of negative 27.19% for habitat units. The full Metric spreadsheet has been provided alongside this report for the LPAs review. Table 4 summarizes the biodiversity metric results.

Table 4: Summary value of baseline habitat biodiversity value through retention, creation and enhancement

On-site baseline	Habitat units	0.02 BU
On-site post intervention	Habitat units	0.01 BU
Total net change %	Habitat units	-27.19 % (<0.005 BU)
Trading rules satisfied	Yes/No	No



- 5.6.3 The proposed development did not meet the required 10% gain nor the trading rules. This will be offset using a habitat bank.
- 5.6.4 Should the Proposed Development be subject to future change, the conclusions and recommendations in this report will need to be revised. This is to be undertaken via the recalculation of the impact assessment element through the most up-to-date biodiversity metric.



6. References

CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain. Good practice principles for development.

CIEEM, CIRIA, IEMA (2019) Biodiversity Net Gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

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

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

Department for Communities and Local Government (2005), Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

DEFRA (2023) Biodiversity Metric Calculation tool (spreadsheet) (Biodiversity Metric 4.0)

DEFRA (2023) Biodiversity Metric 4.0 User guide

DEFRA (2023) Biodiversity Metric 4.0 and SSM: Technical Annex1 (habitat condition assessments)

Ministry of Housing, Communities and Local Government (2021), National Planning Policy Framework.

Multi-Agency Geographical Information for the Countryside (MAGIC) Website

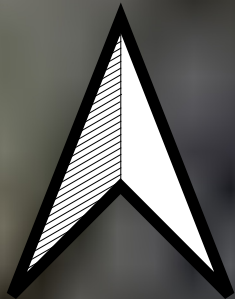


Appendices



Appendix 1: Baseline UKHab Habitat Map





Site name & address
221-225 Droylesden Rd
Blackley
Greater Manchester
M40 1NY

Key

-  Red Line Boundary
-  Baseline UKHab Habitat - Artificial unvegetated, unsealed surface
-  Developed land; sealed surface
-  Vegetated garden

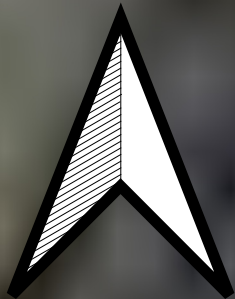


Site 221-225 Droylesden Rd	Client Mr Yaser Mehmood
Project 22659 BAA	Author Rebecca Petch-Smith
Plan ref 22659/ RPS V2	Revision 2

Contains Ordnance Survey data © Crown copyright and database right 2025

Appendix 2: Proposed UKHab Habitat Map





Site name & address
221-225 Droylesden Rd
Blackley
Greater Manchester
M40 1NY

Key

-  Red Line Boundary
- Proposed Individual Trees -
 -  Proposed Small Urban Tree
- Proposed UKHab Habitat -
 -  Developed land; sealed surface
 -  Vegetated garden

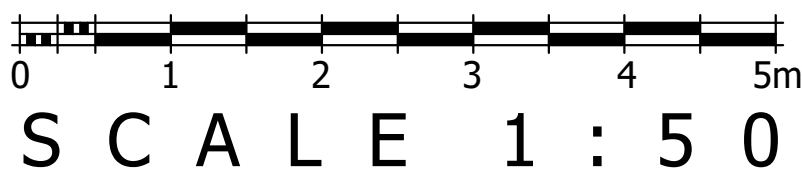


Site 221-225 Droylesden Rd	Client Mr Yaser Mehmood
Project 22659 BAA	Author Rebecca Petch-Smith
Plan ref 22659/ RPS V2	Revision 2

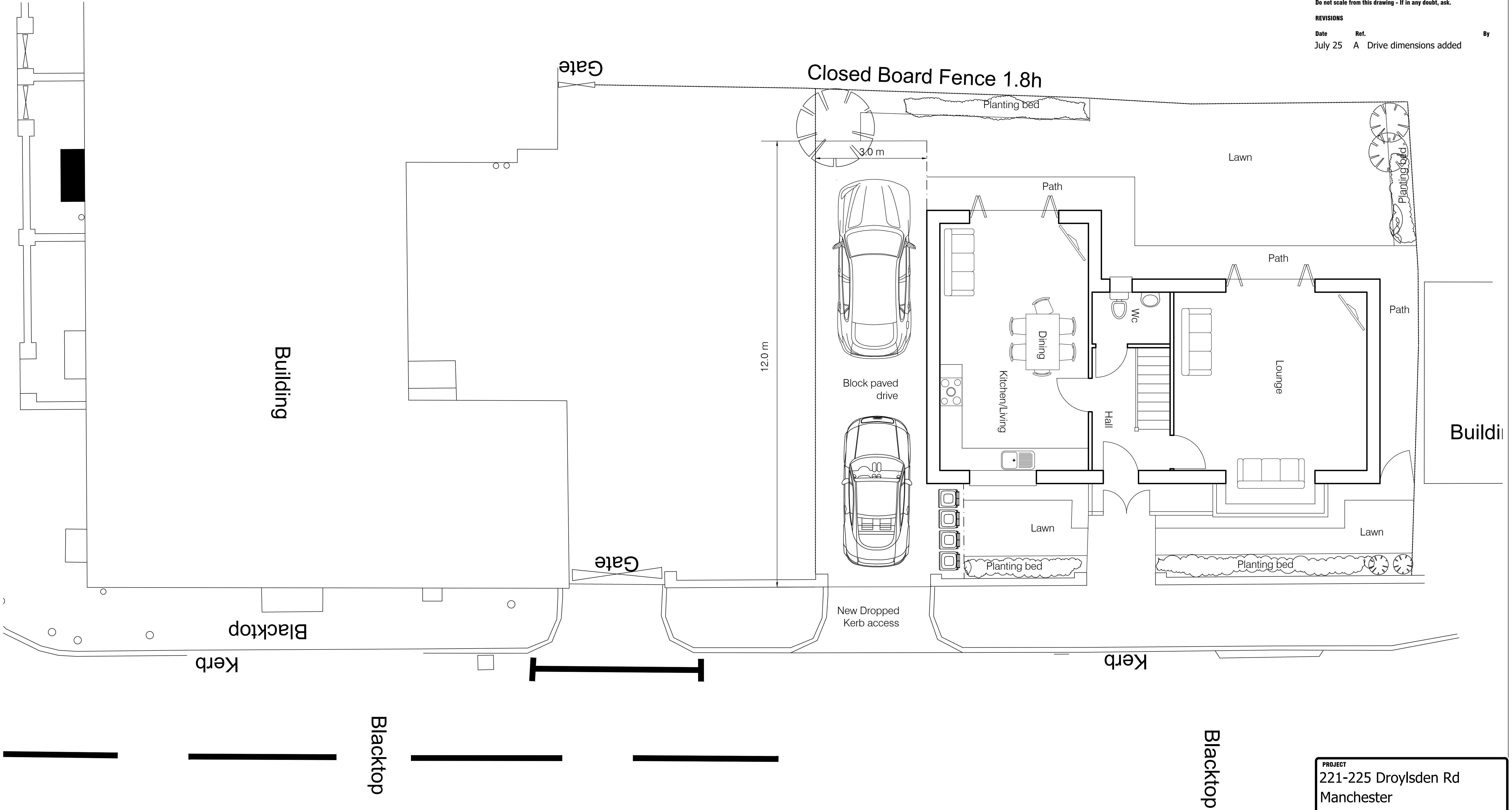
Appendix 3: Proposed Development Plan



AS PROPOSED



NOTES		
All dimensions to be checked on site and any discrepancies notified prior to commencement of work.		
Do not scale from this drawing - If in any doubt, ask.		
REVISIONS		
Date	Ref.	By
July 25	A	Drive dimensions added



SITE PLAN

REGENT STREET

PROJECT		221-225 Droylsden Rd Manchester M40 1NY	
DRAWING TITLE		Proposed Site Plan	
SCALE	1:50 @ A1	DATE	March 25
DRAWN	A Doherty	CHECKED	
NUMBER	130.4	REVISION	A

Appendix 4: Site Photographs



Photo 1: North view of the shed on-site, comprised of metal panels and a corrugated bitumen roof.



Photo 2: View of the south of the site.



Photo 3: Artificial unvegetated unsealed surface along the northern boundary.



Photo 4: Artificial unvegetated unsealed surface along the western boundary.



Photo 5: South view of the shed on-site, comprised of corrugated metal panels and a bitumen roof.



Photo 6: Small section of ivy scrub in the northwest corner of the site.





Photo 7: Cleared tree within the degraded vegetated garden.



Photo 8: Cleared vegetation in the centre of the site.



Photo 9: Small region of scrub with fly tipping adjacent to the north wall of the shed.



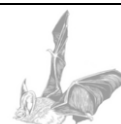
Photo 10: West view of the shed on-site, comprised of metal panels and a corrugated bitumen roof.



Photo 11: West view of the shed on-site, comprised of metal panels and a corrugated bitumen roof.



Photo 12: North view of the shed on-site, comprised of metal panels and a corrugated bitumen roof.



Appendix 5: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

Alex Donovan, Assistant Ecologist

MBiol BSc (Hons) Biology (Industrial)

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology, including an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust. Alex is a CIEEM Qualifying Member, and a member of the BTO's Bird Ringing Scheme and Nest Record Scheme. Alex holds a Natural England barn owl survey licence, and is working towards additional survey licences for bats, great crested newts, and white-clawed crayfish.

Rebecca Petch-Smith, Graduate Ecologist

MBiol (Hons) Zoology

Rebecca joined JCA in 2025 after spending a year and a half in the teaching industry. Prior to this she graduated from the University of Leeds with a 2:1 Honours Integrated Master's degree in Zoology. As part of her degree programme, Rebecca spent time in Kenya conducting surveys on African ungulates. Rebecca began assisting on bat emergence surveys in 2024, after which, she gained employment as a Graduate Ecologist at JCA Ltd. She is currently conducting Preliminary Ecological Appraisals, Bat Scope Surveys and Biodiversity Net Gain Assessments and working towards her protected species licence.

Richard Westwood, Graduate Ecologist

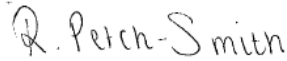
BA (Hons) History and Politics

Rick gained his undergraduate degree in History and Politics in 2001 from Leeds Metropolitan University before going on to complete a PGCE in History at the University of Leeds in 2003. After 18 years in secondary education and the NHS, Rick began assisting on bat emergence surveys in 2023, after which, he gained employment as a Graduate Ecologist at JCA Ltd.



The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed



.....
Rebecca Petch-Smith *MBiol (Hons)*

15/08/2025

Reviewed by



.....
Alex Donovan *MBIOL BSc (Hons)*

15/08/2025



For and on behalf of **JCA Ltd**

Registered Office:

**Unit 80
Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD**

Tel. 01422 376335

Email: info@jcaac.com

Web: www.jcaac.com





ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



HEAD QUARTERS

Unit 80 Bowers Mill,
Branch Road,
Barkisland
Halifax, HX4 0AD

Company Reg No: 05005041
VAT No: 686 4674 78

