



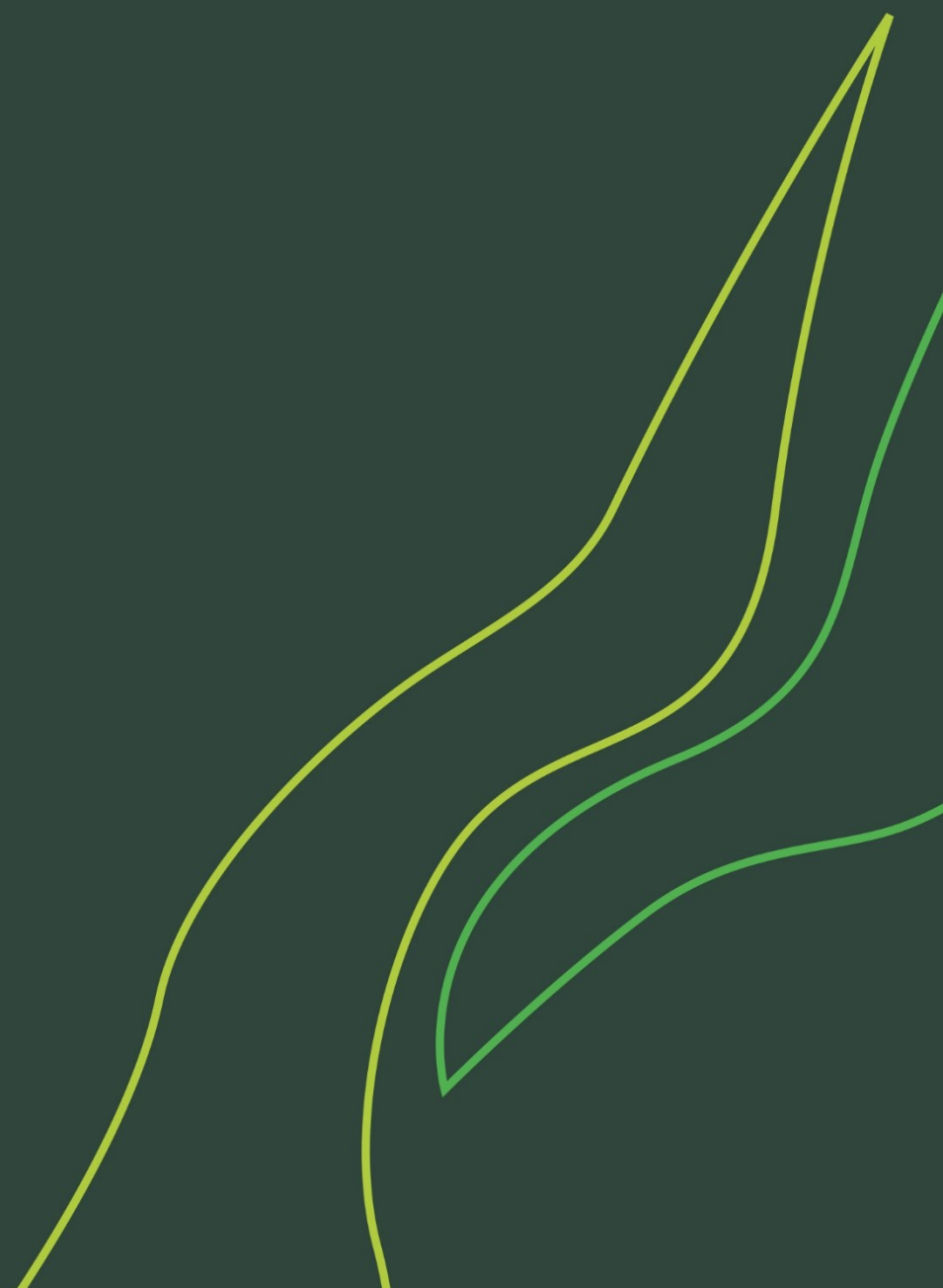
Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Preliminary Ecological Appraisal

Site: Sherbourne Street, Cheetham Hill, Manchester, M8 8ND

Client: Al Muntazir Trust (UK)

Date: January 2025



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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The site is located approximately 1.5 km north of Manchester City Centre and is centred at Ordnance Survey National Grid Reference SD 84033 00269
Project Proposals	The proposed works are to clear the land to enable the development of the site for community purposes.
Aim of survey	This survey aims to undertake a preliminary ecological appraisal of the site to provide information for planning concerns.
Results	<p>The desk study found the closest statutory designated site to be Rochdale Canal, SAC and SSSI approximately 4.9km east of the site.</p> <p>No evidence of European protected species was identified but the site is suitable for nesting birds, commuting and or foraging bats and reptiles.</p> <p>The site is considered of low ecological value with minimal habitats to be impacted.</p>
Recommendations	<p>A further Potential Roost Assessment (PRA) is recommended for the main building to assess the potential for roosting bats.</p> <p>Due to the presence of suitable habitat and refugia on-site and adjacent derelict land, further reptile surveys are recommended.</p> <p>It has been recommended to carry out works under ECoW (Ecological Clerk of Works) supervision and outside of nesting bird season if possible (March to September inclusive). Works should be undertaken following a precautionary working method statement.</p> <p>No further protected species surveys have been recommended.</p>

1.0 Introduction

1.1 Background

Smith Natural Solutions was commissioned by Impact Ecology Limited in December 2024 to complete a preliminary ecological appraisal (PEA) at the site known as Sherbourne Street, Manchester hereafter referred to as 'the site'.

1.2 Site Description

The site is located approx. 1.5 km north of Manchester city centre and is centred at Ordnance Survey National Grid Reference SD 84033 00269 shown within the red line site boundary in Figure 1.

The site is situated on Sherbourne Street in a mostly commercial area of Manchester, with residential properties to the north and Cheetham Park to the west. The site primarily consists of buildings, some hardstanding areas, grassland and areas of ruderal vegetation, with trees scattered around the boundary.

1.3 Project proposals

None provided at the time of survey.

1.4 Aims and Objectives

The purpose of this report is to provide a preliminary ecological appraisal by:

- Undertaking a desk study to obtain existing information on nearby statutory and non-statutory sites of nature conservation interest and all relevant records of protected/notable species within the site.
- Present the results of an extended UK Habitat Classification Survey (UKHab), involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species, and evidence of protected fauna or habitats capable of supporting such species.
- Evaluate potential ecological receptors on-site and within the zone of influence; identify any constraints to the site development and make any recommendations for further surveys, mitigation or enhancement.

The details of this report will remain valid for a period of eighteen months from the date of the survey 11th December 2024 after which the validity of this assessment should be reviewed to determine whether further updates are necessary.

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

2.0 Methodology

2.1 Historic surveys

No historic ecological surveys were provided, and a search of the Manchester Metropolitan Council planning portal could not provide any existing surveys for this site.

2.2 Desktop Study

To compile existing baseline information, relevant ecological information was obtained from both statutory and non-statutory nature conservation organisations including:

- Online element including a search using :Multi Agency Geographic Information for the Countryside (MAGIC) (<https://magic.defra.gov.uk>) website and Ordnance Survey (OS) and Aerial Imagery (<https://www.bing.com/maps>).
- Inspection of colour 1:25000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk) was also undertaken to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

A geographical area search for biodiversity information was related to the significance of sites and species and potential zones of influence, as follows:

- A minimum of 10km around the application area for sites of International Importance (e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites).
- 2km around the application area for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSIs))
- 1km around the application site for sites of County Importance (e.g. local nature reserves (LNR) / Local Wildlife Sites (LWS)) and species records (e.g.: protected, Species of Principal Importance, Local Biodiversity Action Plan (LBAP) species and other notable species).

2.3 Field Surveys

The following methodologies have been used to identify the ecological receptors within the site that are relevant to the proposed development. The survey area extended 50m outside of the red line boundary where access was possible.

2.3.1 Flora

An extended UKHab survey was undertaken on 11th December 2024 by Ecologist Neil Smith. The weather conditions at the time of survey were overcast, dry and with good visibility.

The habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd., 2023). The habitats are shown in Figure 2.

The survey also identified the extent of any invasive plant species listed under Schedule 9 Wildlife and Countryside Act 1981 (as amended) was recorded.

2.3.2 Fauna

During the survey visual inspection, or observations of signs indicating the presence of any species protected under the following list of Acts and Regulations, were noted:

- Part 1 of the Wildlife and Countryside Act 1981 (as amended)

- Protection of Badgers Act 1992
- Conservation of Habitats and Species Regulations 2010 (as amended)
- (NERC) Act (2006) S41 species of principal importance for the conservation of biodiversity
- Species listed under the Norfolk Biodiversity Partnership (NBP) Action Plans.

Badger

The site was surveyed by an experienced ecologist to determine the presence or likely absence of badger *Meles meles* setts or other badger activity such as paths, latrines or signs of foraging up to 50m outside of the site. Methodologies used and any setts recorded were classified according to published criteria (Harris, et al., 1989).

Otter and Water Vole

The site was assessed for its suitability to support otter *Lutra lutra* using standing Government advice (Chanin, 2003) and recommended best practices.

The site was assessed for its suitability to support Water Vole *Arvicola amphibius* in accordance with the guidance outlined in The Water Vole Mitigation Handbook (Dean et al, 2016).

Bats

Roosting Bats – Buildings and Trees

Any suitable buildings and trees on site were assessed using the ground-level tree assessment (GLTA) for their suitability to support breeding, resting and hibernating bats using the survey methodology based on BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition (Collins, 2023).

Foraging / Commuting Bats

Potential habitat for foraging and commuting bats was assessed on-site according to the BCT Guidelines.

Birds

Bird Species identified at the time of the survey were noted and nesting birds were recorded as seen. An assessment of habitats was undertaken to determine the likely value to breeding and foraging birds.

Great Crested Newt & Common Amphibians

An assessment of the suitability of the terrestrial habitats to support great crested newt *Triturus cristatus* (GCN) was completed within the subject site. Suitable terrestrial habitat includes shelter habitat such as scrub and rank vegetation and habitat that could provide suitable hibernation sites such as rubble piles, tussock grassland and compost heaps. Habitat suitability and evidence of other common amphibians was recorded on site where relevant. The assessment was completed based on guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003) and the Great Crested Newt Conservation Handbook (Langton, et al., 2001).

Reptiles

The site was assessed for its suitability to support reptiles using guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003).

Invertebrates

The site habitats were appraised for suitability to support assemblages of invertebrates and commented on in the report as appropriate.

2.4 Limitations

Any absence of desk study records cannot be relied upon to infer the absence of a species and or habitat as the absence of records may be due to a lack of recording within the given search area.

The optimal period to undertake vegetation surveys in line with UKHab assessment is April to September. The survey was completed in December, which is outside the optimal survey window. As such this is considered to be a limitation to the accurate assessment of the habitats and the dominant species of the respective vegetation types that were visible and identifiable during the survey.

Determining the presence or likely absence of protected species often requires multiple visits during the correct time of the year which can differ between species. This survey focuses on assessing the potential of the site to support protected or notable species, given protection under UK or European wildlife legislation, from only a single visit. This report does not, therefore, give an in-depth assessment of the site's ecological interest. Although, it does provide an assessment of the ecological interest present on the day the site was surveyed, highlighting areas further surveys may be recommended.

One area to the southeast of the site was inaccessible due to enclosure by wooden fencing and no permissions were stated for access from adjacent private land, therefore this area could only be surveyed from a distance.

3.0 Survey Results

3.1 Desktop Study

Statutory & Non-Statutory Designated Sites

One site with international designations for nature conservation interest was located within 10km of the proposed application boundary. Rochdale Canal Special Area of Conservation (SAC) is primarily designated for the presence of Annex II species and is located approximately 4.9 km east of the site.

MAGIC on-line database confirmed that the site boundary is located on the outer limits of the SSSI Impact Risk Zones for Rochdale Canal SSSI and Hollinwood Branch Canal SSSI, located approximately 4.9 km and 7.9 km, respectively, east of the site, which does fall within the impact risk zone (IRZ) of the SSSI.

No sites of county importance (e.g. local nature reserves (LNR) / Local Wildlife Sites (LWS)) were recorded within 1 km of the site boundary.

A summary of Rochdale Canal SAC and SSSI is provided in Table 1.

TABLE 1 STATUTORY AND NON-STATUTORY DESIGNATED SITES

Site	Designations	Distance and direction from site	Designation
Rochdale Canal	SAC, SSSI,	4.9 km east	<i>'Rochdale Canal supports a significant population of floating water-plantain Luronium natans in a botanically diverse waterplant community which also holds a wide range of pondweeds <i>Potamogeton</i> spp. The canal has predominantly mesotrophic water. This population of <i>Luronium</i> is representative of the formerly more widespread canal populations of north-west England.'</i>

Protected and notable species

The desk study returned 11 bat European Protected Species Licence (EPSL) granted for bats within 2 km of the site. The results are detailed below in Table 2. The closest relates to a licence (EPSM2010-1888) granted in 2010, approximately 1.1 km east of the site, for the destruction of a resting place for Common pipistrelle *Pipistrellus pipistrellus* and Soprano pipistrelle *Pipistrellus pygmaeus*. The most recent record is from 2019 of a Common pipistrelle approximately 2 km to the southeast.

TABLE 2 EUROPEAN PROTECTED SPECIES LICENCE (EPSL) GRANTED FOR BATS WITHIN 2 KM OF THE SITE

Common name	Scientific name	Year	Licence Number
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2019	2019-43484-EPS-MIT
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2018	2018-33674-EPS-MIT
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2017	2017-31569-EPS-MIT
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2016	2016-24504-EPS-MIT
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2014	2014-6380-EPS-MIT
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2014	2014-4219-EPS-MIT
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2014	2014-3531-EPS-MIT
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2014	2014-3569-EPS-MIT
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2013	EPSM2013-5644
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2013	EPSM-2013-6051
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2013	EPSM2010-1888
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	2013	EPSM2010-1888

3.2 Field Surveys

The following habitats have been identified during the field survey and assessed through UKHABS V2 shown in Table 3 below and Figure 2, site relevant notable and protected species and their associated habitats identified are shown in Table 3.

TABLE 3 HABITATS IDENTIFIED

Habitat	Result
Grassland	Modified grassland is present to the rear and o side of the site mostly dominated by Cock's-foot <i>Dactylis glomarata</i> , Perennial ryegrass <i>Lolium penne</i> and Common bent <i>Agrostis capillaris</i> . There is encroachment by ruderals, Fleabanes <i>Pulicaria</i> sp. and Broad-leaved Dock <i>Rumex obtusifolius</i> , in some areas.
Tall Ruderal	Areas of tall ruderal communities are present across the site, especially where the ground has been disturbed around the western, southern and eastern boundaries. Weld <i>Reseda luteola</i> , bramble <i>Rubus fruticosus</i> agg. and Butterfly bush <i>Buddleja davidii</i> dominate most areas.
Trees	Along the eastern and southern boundaries are lines of trees consisting, mainly, of Ash <i>Fraxinus excelsior</i> and Small-leaved Lime <i>Tilia cordata</i> . There is an additional block of trees, which could not be safely accessed at the time of the survey, which appears to consist mainly of Lime <i>Tilia</i> sp. and Ash <i>Fraxinus excelsior</i> . Additionally, there are two individual trees, which are not considered part of a line or block of trees; a Small-leaved lime <i>Tilia cordata</i> and a Silver birch <i>Betula pendula</i> .
Buildings	There is a two-storey brick building with an exposed breezeblock and metal framed structure attached at the front. There is a main road to the western aspect, derelict land to the southern aspect and residential flats with a car park to the northern and eastern aspects.
Temporary structures	On-site are five portacabins of wooden build, which are positioned on an area of hardstanding/grass to the north of the main building. Additionally, there are three metal shipping containers in the area of hardstanding/grass to the north of the main building.

TABLE 4 PROTECTED AND NOTABLE SPECIES

Species	Result
Badgers	No evidence of badgers was identified on site or within 50m of site. The site does not offer good foraging potential for badgers and there is limited potential for sett creation, although spoil piles created on site may offer some potential. Badgers are a highly mobile species and have the potential to encroach on site if present in the local area.
Bats	Cheetham Park borders the site to the west and features trees, open grassland, and buildings, making it a potentially suitable area for foraging bats. Although street lighting is present in the vicinity, it serves as the only linear connection to and from the site. The main building on the site appears largely intact but includes several external features that could provide access for bats to potential roosting opportunities.
Birds	The habitats on the development site were considered to offer potential opportunities for nesting birds, particularly the trees. Although no birds were noted as active on the site during this survey, other than those passing overhead.
Reptiles	On site are several refugia created during previous works, piles of stacked brash and discarded tree stumps provide suitable habitat for reptiles, mainly slow worm <i>Anguis fragilis</i> and common lizard <i>Zootoca vivipara</i> . The tussocky grass and bare patches contribute towards potential foraging and basking areas. Overall, the site is suitable for reptiles.
Brown Hare	No suitable habitat is present on site for this species.
Otter and Water vole	There are no suitable habitats on site for either species, the nearest watercourse is the River Irk which is located 915 m southeast of the site. Additionally, the A665, running north to south presents a significant barrier between the river and the site.
Other species	Although no evidence was found, the site is considered suitable to support populations of Hedgehog <i>Erinaceus europaeus</i> throughout the year with suitable foraging and shelter habitats present on site.

4.0 Discussion and Conclusions

4.1 Statutory designated sites

The development site falls outside the IRZ of Rochdale Canal SSSI. Therefore, the proposed development is not likely to directly impact any of the designated habitats as all development activities will be within the development site boundary and access route.

4.2 Habitats

The degree to which habitats receive consideration within the planning system relies on a number of mechanisms, including:

- Inclusion within specific policy (e.g. veteran trees, ancient woodland and linear habitats in the National Planning Policy Framework (NPPF), or non-statutory site designation),
- Identification as a Habitat of Principal Importance (HPI) for biodiversity under the NERC Act 2006 and consequently identification as a Priority Habitat within the local Biodiversity Action Plan (LBAP) and a Priority Habitat for England under Biodiversity 2020.

Under the NPPF opportunities to incorporate biodiversity improvements in and around developments should be encouraged.

Habitats on site are not of local or national importance and the proposed development will not result in a negative impact on habitats of conservation value.

4.3 Protected Species

Bats

There are roosting opportunities present on or nearby to the site. The main building has several access points for potential roosting bats, namely, gaps in brickwork, broken windows, gaps in wood panelling and lifted metal cladding.

To minimise potential disturbance to retained habitats the external lighting scheme will be designed to ensure that light spill onto vegetated areas and waterbodies is avoided where possible. Where lighting is absolutely necessary this should be low wattage, directional, low level and/or shaded to minimise light spill. The lighting scheme will be designed with regard to guidance such as those provided by the Institution of Lighting Professionals in conjunction with BCT, and Eurobats guidance on bats and artificial light, to minimise disturbance to bats and other wildlife due to artificial lighting.

Other lighting considerations should also be implemented during construction and incorporated into the development in order to ensure minimal light spill from the site. It is recommended that:

- During the construction period no lighting is present at night.
- Lighting is directed to where it is needed, to avoid light spillage, particularly along the tree lines.
- Buffer zones are not to be illuminated.
- Lighting that is incorporated into the development design should be low pressure sodium lights as light is emitted at one wavelength and as such has a low attraction to insects.
- Any upward lighting should be avoided.

The implementation of all the above will ensure habitat connectivity across the site and into the wider area for foraging and commuting bats will not be impacted.

Nesting Birds

Onsite habitats were identified as providing suitable nesting opportunities for the local bird assemblage. To ensure compliance with the requirements of the Wildlife & Countryside Act 1981 (as amended) it is recommended that any clearance of woody vegetation is completed outside of the nesting bird season (March – August inclusive). Where it is not possible to time clearance works within this period, such works will only commence following a pre-clearance nesting bird check by a qualified ecologist. Should this survey identify any active nests these will be retained and suitably buffered from disturbance until the young birds have fledged. Note also the extent of habitat loss is not considered sufficient to have a likely significant impact upon bird populations.

Reptiles

Clearance works to allow the construction of the development have the potential to kill and/or injure individual reptiles, if present. Taking into account habitats present on site and those of the wider environment, it is likely any reptiles on site are of a low population and loss of suitable reptile habitat is minimal that works should be able to proceed under a precautionary working method statement (PWMS) under suitable ECoW supervision.

Badger

Badgers are a widespread species that are protected from harm and cruelty by the Protection of Badgers Act 1992. No badger setts or evidence of badger use were identified within the development site boundary or within 30m of the development site boundary where accessible. Therefore, the presence of badgers is not considered a constraint to the development. However, during development any excavations such as trenching works, where animals may become trapped with no means of escape, have the potential to kill or injure individual badger (if active on occasion on the development site).

Otter and Water vole

Otters and water voles are considered absent from the site and unlikely to be affected by the proposed development, the River Irk is approximately 915 m to the east and several significant main roads present barriers to connectivity with the site.

Other Species

The proposed works are considered as potentially having an impact on Hedgehog which may use the site for commuting or foraging. Any excavations such as trenching works, where animals may become trapped with no means of escape have the potential to kill or injure individuals when using the site, therefore any open excavations should be covered at night or a mammal ramp left in to allow animals to escape.

5.0 Conclusions and Recommendations

No development proposals were supplied at the time of the survey, as such some limited conclusions or recommendations can be put forward.

As the site is located on the outer limits of the SSSI Impact Risk Zones for Rochdale Canal SSSI and Hollinwood Branch Canal SSSI the LPA should consider consulting with NE to determine whether they have any concerns about potential indirect impacts of the development upon this statutorily designated site.

Key recommendations of the report are to implement a precautionary working method statement and undertake works under an Ecological Clerk of Works during all vegetation removal. Specifically in the areas where brash and tree stumps have been left post-removal, as they provide potential refugia for small mammals, reptiles and amphibians.

Further protected species surveys for bats are recommended on the main building to determine whether presence/absence of any roosting bats.

6.0 Relevant Legislation

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times.

- The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:
- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use; or
- take or destroy an egg of any wild bird. Or to intentionally do the following to a wild bird listed in Schedule 1:
- disturbs any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturbs dependent young of such a bird.

In addition, the Act makes it an offence (subject to exceptions) to:

- intentionally or recklessly kill, injure or take any wild animal listed on Schedule 5;
- interfere with places used for shelter or protection, or intentionally disturbing animals occupying such places; and
- The Act also prohibits certain methods of killing, injuring, or taking wild animals.

Finally, the Act also makes it an offence (subject to exceptions) to: intentionally pick, uproot or destroy any wild plant listed in Schedule 8, or any seed or spore attached to any such wild plant; unless an authorised person, intentionally uproot any wild plant not included in Schedule 8; or sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Following all amendments to the Act, Schedule 5 'Animals which are Protected' contains a total of 154 species of animal, including several mammals, reptiles, amphibians, fish and invertebrates. Schedule 8 'Plants which are Protected' of the Act, contains 185 species, including higher plants, bryophytes and fungi and lichens. A comprehensive and up-to-date list of these species can be obtained from the JNCC website.

Part 14 of the Act makes unlawful to plant or otherwise cause to grow in the wild any plant which is listed in Part II of Schedule 9.

It is recommended that plant material of these species is disposed of as bio-hazardous waste, and these plants should not be used in planting schemes.

Environment Protection Act 1990

The Act imposes a classification of soil and other waste containing viable propagules of invasive non-native plant species as controlled waste. This has been applied to Japanese Knotweed *Reynoutria japonica*, with the result that waste containing this species must be disposed of in accordance with the duty of care set out in section 34 of the Act.

Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.

National Planning Policy Framework

National Planning Policy Framework (NPPF) is the top tier of planning policy. The Framework provides guidance to local authorities and other agencies on planning policy and the operation of the planning system. Section 15 relates to 'Conserving and enhancing the natural environment'.

Relevant policies in relation to planning application include Paragraphs:

"180. Planning policies 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; 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; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

185. 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 biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and

local partnerships for habitat management, enhancement, restoration or creation; 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.

186. When determining planning applications, 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 reasons 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.” – see here for full details:

<https://www.gov.uk/guidance/national-planning-policy-framework>

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Figures

Figure 1 – Site Layout



Figure 2 – Pre-development Habitat Plan



Appendix A – Photo Plates



FIGURE 1 GRASSLAND AT THE REAR OF THE MAIN BUILDING



FIGURE 2 GRASSLAND STRIP AT REAR OF PORTACABINS



FIGURE 3 TALL RUDERALS ALONG WESTERN BOUNDARY



FIGURE 4 TALL RUDERALS AT THE REAR OF THE MAIN BUILDING



FIGURE 5 TREES ALONG SOUTHERN BOUNDARY FENCE



FIGURE 6 MAIN BUILDING AND HARD STANDING



FIGURE 7 INACCESSIBLE AREA ON THE SOUTHWEST CORNER OF SITE



FIGURE 8 INDIVIDUAL TREE - SILVER BIRCH



FIGURE 9 HOLE IN BRICKWORK - ACCESS POINT FOR BATS INTO THE MAIN BUILDING



FIGURE 10 BROKEN WINDOWS – ACCESS POINT FOR BATS INTO THE MAIN BUILDING



FIGURE 11 GAP AROUND HEATING VENT - ACCESS POINT FOR BATS INTO THE VOID BEHIND THE BRICKWORK



FIGURE 12 REFUGIA - A PILE OF BRASH ON THE SOUTHERN FENCE LINE



FIGURE 13 REFUGIA - DISCARDED TREE STUMPS AND LARGE BRANCHES ON THE EASTERN EDGE OF THE MAIN BUILDING



FIGURE 14 PORTACABINS ON SITE



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