
Preliminary Ecological
Appraisal

Site 23, Wythenshawe Park,
Wythenshawe Rd,
Wythenshawe, Manchester
M23 0AB

Ref: P.2062.24

Date: April 2025

Rev	Date	Details

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Reference	P.2062.24
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Client	Corstorphine and Wright
Date	April 2025
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EXECUTIVE SUMMARY

Ascerta has been instructed by **Corstorphine and Wright** to carry out a Preliminary Ecological Appraisal at Site 23, Wythenshawe Park, Wythenshawe Rd, Wythenshawe, Manchester M23 0AB (hereafter referred to as **the site**).

The Preliminary Ecological Appraisal comprised of a desk study and biological records search, as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data regarding the current site conditions and where appropriate allows recommendations to be made in respect of further potential work in order to satisfy current UK wildlife legislation.

The site comprises an area of amenity grassland, and an area of hardstand ground with shipping containers used for storage.

Assessed against the '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' 2nd edition (2018), the sites habitats range in ecological value from negligible to within the zone of influence

The site provides habitat for nesting birds, badger, amphibians, hedgehog, and bats. All habitats assessed are likely to be lost to the proposals, however, as the habitats to be lost to the proposals are small in area and not of high ecological value, it is considered that their loss can be mitigated for and the proposals will not adversely affect the ecological value of the wider area, provided the recommendations detailed below are followed.

Bat surveys are conducted in accordance with the Bat Surveys for Professional Ecologists - Good Practice Guidelines, published 2023 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale are required.

The site was subject to an extended phase one habitat survey. During the survey and following review of historical species records, it is considered that an impact on birds, bats, badger, amphibians and hedgehog are likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

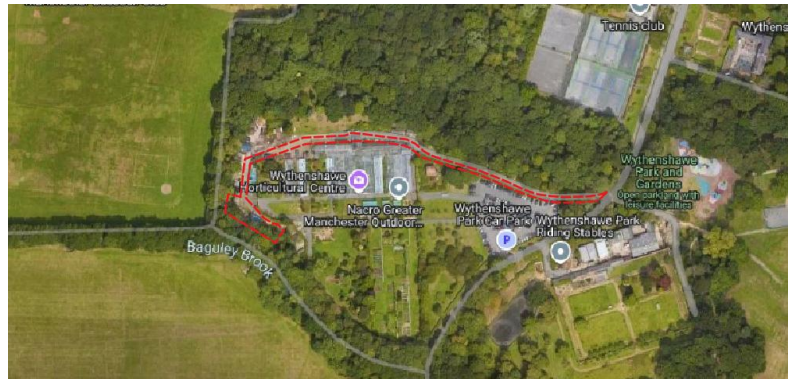
- If works have not begun by October 2026, an updated site visit will be required to assess the habitats within the site;
- Production and implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
- Production and implementation of a badger RAMS to avoid any harm to this species during the proposed works;
- Production and implementation of an amphibian RAMS to avoid any harm to this species during the proposed works;
- Production and implementation of a Construction Environmental Management Plan (CEMP) to ensure no harm is caused to Wythenshawe Park LNR during the works;
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check

undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing.

It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within section 5.0 above are followed.

1.0 Introduction

Ascerta has been instructed by **Corstorphine and Wright** to carry out a Preliminary Ecological Appraisal at the site. The site OS grid reference is SJ 81128 89713 and the What3Words reference is latter.rope.truck. The extent of the site is displayed in photograph 1.1 below.



Photograph 1.1: Extent of the site.

The site was visited on 9th October 2024 by Kira Lovatt MSc when a Preliminary Ecological Appraisal, which includes an assessment of the potential for protected species to be using the site or surroundings, was carried out in accordance with the *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). The report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (2018) and '*Guidelines for Ecological Report Writing*' (2017).

This report presents the results of the survey including evaluation of habitats on site and potential for protected species to be using the site. The report includes recommendations for further actions where applicable, in order to satisfy current UK wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 4.

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

2.0 Objectives

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search;
- Identify designated sites within 2km of the site;
- Review protected species records within 2km of the site;
- Map the habitats within the site using JNCC (2010) methods;
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site;
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current UK wildlife legislation.

3.0 Survey Methods

The Preliminary Ecological Appraisal involved the collection and review of data from a desk study and field survey, along with assessment of the value of the habitats following CIEEM guidelines.

3.1 Desk Study

A desk study was undertaken on 14th October 2024 to identify protected and notable habitats and species, and nature conservation designations potentially relevant to the proposed development. The desk study was carried out using the sources detailed in Table 3.1 below.

Table 3.1. Desk Study Data Information

Source	Date Obtained	Data Obtained
Multi-Agency Geographic Information for the Countryside (MAGIC)	14 th October 2024	• Statutory designated sites within 2km of the site • Protected and Notable habitats within 2km of the site • Ancient woodlands within 2km of the site • European Protected Species Licenses within 2km of the site
Greater Manchester Ecology Unit (GMEU)	14 th October 2024	• Non-statutory designated sites within 2km of the site • Protected and notable species records within 2km of the site • Priority habitats
Greater Manchester Biodiversity Action Plan	23 rd October 2024	• Additional protections afforded to species/habitat

3.2 Field Survey

A walkover survey of the site was conducted on 9th October 2024 by Kira Lovatt MSc. The habitat types and features of ecological interest were identified and mapped in compliance with *the Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). During the survey, weather conditions were recorded to ensure optimal surveying conditions according to guidelines. Any sub-optimal conditions will be discussed in the limitations.

This includes the identification of the main species present and examination of the potential for any protected species. Habitats were mapped (Appendix 1).

The surveys particularly focused on the following species and habitat features:

- Mammals (badgers, bats);
- Birds (including species potentially associated with 'European Sites');
- Amphibians and reptiles;

- Invertebrates ;
- Hedgerows and boundaries;
- Invasive plant species; and
- Plant communities and trees.

3.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust's *Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition* (2023). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using table 4.1 page 44 within the Bat Conservation Trust Guidelines (Collins, 2023).

Preliminary Ecological Appraisal for Bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low** to **high**. Any commuting and foraging habitat valued as **moderate** or above may need further survey effort if lost to the proposals.

Preliminary Roost Assessment Trees

All trees were inspected for Potential Roost Features (PRFs). Features searched for included: Natural or woodpecker holes, cracks/splits in major limbs, loose bark, hollows/cavities, dense epicormic growth, bird and bat boxes. Where such features were found they were investigated for scratches or staining, bat droppings and smoothing of surfaces around entry points. Trees assigned a suitability of **moderate** or above may require further inspection if they are to be lost to the development.

Table 3.2: Guidelines for assessing potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. Guidelines taken from table 4.1 page 44 of the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition (2023).

Potential suitability	Description	
	Roosting Habitats in structures	Potential flight-paths and foraging habitats
None	<i>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).</i>	<i>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).</i>
Negligible^a	<i>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.</i>	<i>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.</i>
Low	<i>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</i>	<i>Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but</i>

	<i>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).</i>	<i>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.</i>
Moderate	<i>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 or hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).</i>	<i>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.</i>
High	<i>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.</i>	<i>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.</i>

^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 (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). 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.

3.4 Badger Survey Methods

The site was searched for setts and badger field signs including foraging areas, latrines and tracks. Attention was paid to the presence of the following field signs:

- Setts: single holes or a series of holes likely to be interconnected underground;
- Latrines: badgers usually deposit faeces in excavated pits;
- Paths and footprints;
- Scratching posts: at the base of trees;

- Snuffle holes: areas where badgers have searched for insects;
- Day nest: bundles of vegetation where badgers may sleep above ground; and
- Traces of hair.

3.5 Evaluation

Habitats and species on the site were evaluated following the '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (2018). A geographical frame of reference is assigned to each habitat and species, with **International Value** being most important, then **National, Regional, County, District, Local** and lastly, within the immediate **Zone of Influence (ZoI)** of the proposals only.

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as SSSIs. For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource 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.

3.6 Limitations

The site visit was undertaken in October, although this is within the sub-optimal time of year for phase 1 habitat surveys, sufficient vegetation was present to enable habitat identification. It is not considered a limit to the conclusions of the report based on the habitats found within the site and the works proposed.

The absence of biological records does not necessarily mean the absence of species. This has been considered within the report conclusions.

The site was visited on only one occasion. This produces a snapshot of habitats and species on the site and others may be present at different times of the day or year. This limitation has been considered within this report.

4.0 Survey Results

4.1 Desk Study

Statutory sites

Two statutory designated sites were identified within a 2km radius of the proposed development site. These are listed in Table 4.1 below.

Table 4.1 Statutory Designated Sites

Statutory Designated Site	Reason for Designation	Distance to Proposed Development
Wythenshawe Park Local Nature Reserve (LNR)	Designated for its variety of woodland habitat, three of which are Sites of Biological Importance. As well as its meadows and formal beddings.	Site lies within the LNR
Kenworthy Woods (LNR)	Designated for its woodland, neutral grassland, acid grassland, wetland and hedgerow habitat.	1.5km northeast

Non-statutory sites

Six non-statutory designated sites were identified within a 2km radius of the proposed development site. These are listed in Table 4.2 below.

Table 4.2 Non-Statutory Designated Sites

Statutory Designated Site	Distance to Proposed Development
Nan Nook Wood Site of Biological Interest (SBI)	350m north
Princes Spinney (SBI)	630m southeast
Gib Lane Wood (SBI)	690m east
Blackcarr Wood & Baguley Bottoms (SBI)	950m southeast
Round Wood (SBI)	1.3km east
Field by Electricity Sub-Station (SBI)	2km north

The full designations for each site are listed within Appendix 5.

Priority Habitats

Numerous areas of Priority Habitat Deciduous Woodland and Wood Pasture and Parkland were returned within 2km of the site within Wythenshawe Park LNR.

The site lies within a Conservation Target area for the following Priority Species:

- Lapwing

The site also falls within a breeding area for the following Grassland Assemblage Farmland Birds:

- Lapwing

Priority Species

Following a review of records held by GMEU, several priority species that have the potential to occur within the vicinity of the proposed development have been identified. These include birds, bats, badger, hedgehog, otter and amphibians. The species records are summarised below, and the detailed records held by GMEU within 2km of the site are displayed within Appendix 5. Protected species legislation can be found within Appendix 4.

Birds

Six hundred and twenty-five records were returned for bird species within 2km of the site. Species returned include barn owl, linnet, house sparrow, scaup and hobby. The most recent of which was a 2023 record of kingfisher located 1.5km away from the site. The closest was a 2014 record for dunnoek located within the site. All species recorded within 2km are displayed within Appendix 5.

Bats

GMEU returned two hundred and thirty-two records for bats within the search area. Bat species include common pipistrelle, soprano pipistrelle, noctule, Daubenton's bat, brown long-eared bat, whiskered bat, unknown myotis species, unknown pipistrelle species and unknown bat species. The most recent of which was a 2023 record of an unknown pipistrelle species located 2km west of the site within a residential area. The closest to site was a 2014 record of common pipistrelle located 50m west of the site along Baguley Brook.

Amphibians

No records for great crested newt were returned within 2km of the site.

A further three amphibians were returned within 2km of the site. Species present include common toad. The most recent of which was a 2014 record located 2km northeast of the site along the River Mersey. The closest was a 2013 record located 1.6km northeast of the site just off Fairy Lane.

Otter

Four records for otter were returned within 2km of the site. The most recent of which was a 2022 record located 2km east of the site along the River Mersey. This was also the closest record to the site.

Badger

Eight records for badger were returned within 2km of the site. The most recent of which was a 2022 record of a latrine located 2km away from the site. The closest was a 2007 record of a sett located 740m away from the site.

Other mammals

One hundred and twenty-four records for other mammals were returned within 2km of the site. Species include Hedgehog. The most recent of which was a 2022 record located 1.3km west of the site within a garden. The closest was a 2020 record located 300m west of the site.

European Protected Species Licences

There were no European Protected Species Licence (EPSL) applications within 2km of the site since 2018.

4.2 Habitat Survey

A habitat survey was conducted on 9th October 2024 by Kira Lovatt MSc for the site. The habitat types and features of ecological interest were identified and mapped in compliance with *The Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). A list and a summary description of key habitats identified within the site is tabled below (see Table 4.6). Notes on the presence or potential presence of protected species are provided in Section 4.6. The Phase 1 Habitat map can be found in P.2062.24.E01 *Phase One Habitat Survey*, Appendix 1 and photographs within Appendix 3. The Target Notes (TN) and lists of species recorded during survey are presented in Appendix 2.

Weather conditions during the survey were mild (13°C), dry and overcast (4/8 cloud cover) with a F2 (Beaufort Scale) light breeze, therefore appropriate for this type of survey.

Table 4.3. Habitats present on site including habitat alphanumeric code references from JNCC (2010).

Habitat Description and JNCC Codes	Site Description
<i>Hard standing (J4)</i>	The site is dominated by hardstanding ground which includes a yard and a road. The hardstanding ground is predominantly tarmac. The area is currently used to store metal storage containers that are frequently used to store equipment. The storage containers are unsuitable to roosting bats due to limited entrance ways and metal construction causing unstable temperatures for roosting bats. This habitat is displayed in photograph 1-3 within Appendix 3.
<i>Amenity grassland (J1.2)</i>	Amenity grassland is located east of the site. The grassland is intensively managed by mowing regularly. The grass sward height is approximately 5cm. Red fescue, bent sp., annual meadow grass, Yorkshire fog are abundant with daisy and white clover frequent. Full species lists are detailed within Appendix 2.

4.6 Protected and Notable Species

Table 4.4: Habitat suitability for protected and notable species, including evidence, further survey information and reference to photographs/drawings where applicable.

Birds	Habitat suitability
	The amenity grassland provides some limited suitable foraging and nesting opportunities for bird species.
	Species seen / Evidence of presence / Features identified
	During the survey, crows and ring-neck parakeets were identified on site during the site visit. Lapwing is listed as a protected species within the Farmland Bird assemblage. However, the area of the site undergoing development is hardstanding ground and is not a preferred habitat of lapwing, therefore, lapwing do not require consideration within this planning application and will not be discussed further.
	Further survey required
	For any vegetation removal is to be undertaken, a nesting bird survey will be required (section 5.2).
Bats	Habitat suitability
	The amenity grassland within the site provides limited suitability for commuting and foraging bats, with good connectivity to the surrounding land use.
	Species seen / Evidence of presence / Features identified
	Evidence of bats was not identified within the site during the survey.
	Further survey required
	No further surveys for bats.
Badger	Habitat suitability
	The site provides no suitable habitat for badger, however the immediate surrounding areas provide good habitat for badger.
	Species seen / Evidence of presence / Features identified
	No evidence of badger was identified within the site during the survey.
	Further survey required
	Reasonable Avoidance Measures (RAMS) should be implemented (see section 5.2).
Water vole	Habitat suitability
	The site and adjacent areas provide no suitable habitats for water vole.
	Species seen / Evidence of presence / Features identified
	No evidence of water vole was identified during the site visit.
	Further survey required
	Water vole will not be impacted by the proposals within the site therefore, water vole do not require further consideration within this planning application and will not be discussed further within this report.
Otter	Habitat suitability
	The site and adjacent areas provide no suitable habitats for otter.
	Species seen / Evidence of presence / Features identified
	No evidence of water vole or otter were identified during the site visit.
	Further survey required
	Otter will not be impacted by the proposals within the site therefore otter do not require further consideration within this planning application and will not be discussed further within this report.
	Habitat suitability

Amphibians	The amenity grassland provides terrestrial habitats for amphibians.
	Species seen / Evidence of presence / Features identified
	No evidence of amphibians was identified within the site during the survey.
	Further survey required
	No further survey effort of amphibians will be required; however Reasonable Avoidance Measures (RAMS) should be implemented (see section 5.2).
Reptiles	Habitat suitability
	Amenity grassland provides limited terrestrial habitats for amphibians.
	Species seen / Evidence of presence / Features identified
	No evidence of reptiles was identified within the site during the survey.
	Further survey required
Invertebrates	Habitat suitability
	The amenity grassland provides some limited habitat for invertebrates, however the area is prone to human disturbance.
	Species seen / Evidence of presence / Features identified
	No evidence of invertebrates was identified within the site during the survey.
	Further survey required
Small mammals	Habitat suitability
	The amenity grassland within the site provide limited foraging and shelter habitat for small mammal species such as hedgehog.
	Species seen / Evidence of presence / Features identified
	No evidence of hedgehog was identified within the site during the survey.
	Further survey required
Small mammals	No further survey effort of other small mammals will be required; however Reasonable Avoidance Measures (RAMS) should be implemented (see section 5.2).

Invasive species

No non-native invasive species were identified within the site during the walkover survey.

5.0 Evaluation and Recommendations

5.1 Designated Sites and Habitats

The site is located within Wythenshawe Park (LNR). The proposed development area is located within an area of woodland and hardstanding ground, and therefore, will require the production and implementation of a Construction Environmental Management Plan (CEMP) prior to the works being undertaken to ensure no harm is caused to the LNR. It is considered that there will be no impact on other statutory or non-statutory sites located within a 2km vicinity as a result of the proposals.

Mitigation

The habitats on site comprise hardstanding, amenity grassland and introduced shrub. These habitats are considered to have an ecological value of **local** within **the zone of influence** of the site or lower. The site contains no designated or priority habitats. Overall, the proposals are unlikely to adversely affect the ecological value of the area.

5.2 Protected and Notable Species Recommendations

Birds

The amenity grassland provides suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance should be undertaken outside of the nesting bird season (**1st March to 31st August Inclusive**) to avoid any impact on breeding birds. If vegetation clearance cannot be undertaken outside of the breeding bird season, a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing. If an active birds' nest is identified a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

Badger

It is recommended that a **Badger Reasonable Avoidance Measures (RAMS) Method Statement** is implemented during the works to avoid harm to this species. The RAMS should include:

- Construction materials stored on pallets so as not to create a badger refuge area; and
- Existing refuge areas should be removed by hand so badgers within are not harmed during their removal.

Amphibians

The , amenity grassland provides suitable habitat for badger. The terrestrial habitats do provide refuge areas and connectivity corridors for amphibians. These habitats are likely to be impacted by the proposals and therefore, it is recommended as the areas to be lost and are small in size that an **Amphibian Reasonable Avoidance Measures (RAMS) Method Statement** is implemented during the works to avoid harm to this species:

- Construction materials stored on pallets so as not to create a refuge area; and
- Existing refuge areas should be removed by hand so amphibians within are not harmed during their removal.

Small mammals

The amenity grassland provides suitable habitat for hedgehog.

These habitats are likely to be impacted by the proposals and therefore, it is recommended that a **Hedgehog Reasonable Avoidance Measures (RAMS) Method Statement** is implemented during the works to avoid harm to this species. The RAMS should include:

- Construction materials stored on pallets so as not to create a refuge area; and
- Existing refuge areas should be removed by hand so hedgehogs within are not harmed during their removal.

To enable hedgehog continued use of the site it is advised that gaps of at least 13cm by 13cm are left under any new fences to enable hedgehog to roam freely within the area following development.

5.3 Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

- Provision of 2 bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated within retained or new buildings on site;
- Provision of 2 bat features (e.g. Vivara Pro WoodStone Bat box or similar) attached to a retained or new tree on site or provision of a bat box (e.g. Vivara bat bricks or '*bird brick houses*' bat boxes) integrated within new or retained buildings.

6.0 Conclusions

The site was subject to an extended phase one habitat survey. During the survey and following review of historical species records, it is considered that an impact on birds, badger, amphibians and hedgehog are likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by October 2026, an updated site visit will be required to assess the habitats within the site;
- Production and implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
- Production and implementation of a badger RAMS to avoid any harm to this species during the proposed works;
- Production and implementation of an amphibian RAMS to avoid any harm to this species during the proposed works;
- Production and implementation of a Construction Environmental Management Plan (CEMP) to ensure no harm is caused to Wythenshawe Park LNR during the works;
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing.

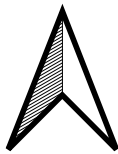
It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within section 5.0 above are followed.

7.0 References

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- Survey area
- Amenity grassland
- Hardstanding



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
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Wythenshawe, Manchester
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DRAWING TITLE:
Phase One Habitat Survey

SCALE: NTS@A3	DRAWN BY: KL	DRAWING No: P.2062.24.E01
DATE: 11/04/2025	CHKD BY: LK	REV: A

Appendix 2: Species Lists and Target Notes

Table 1: Flora Species

English Name	Scientific Name
Meadow grass	<i>Poa sp.</i>
Timothy	<i>Phleum pratense</i>
White clover	<i>Trifolium repens</i>

Appendix 3: Photographs

Table 3: Photographs of the site

	
Photograph 1: Hardstanding area used to store storage containers	Photograph 2: Hardstanding area
	
Photograph 3: Hardstanding area	

Appendix 4: Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive);
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CROW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The Environment Act sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The National Planning Policy Framework (NPPF) 2023 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 '*Conserving and enhancing the natural environment*'. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes and sites of biodiversity value, recognise the wider benefits from natural capital and ecosystem services and minimising impacts on and provided net gains for biodiversity. Further guidance is provided within Government Circular 06/05: *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System*.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up to date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAP) and Species Action Plans (SAP) and there are also "grouped action plans"

for groups of related species with similar conservation requirements. The LBAP relating to this site is the Greater Manchester Biodiversity Action Plan.

Badgers

The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992.

Under the Protection of Badgers Act 1992 it is an offence *inter alia* to:

- Wilfully kill, injure or take a badger, or to attempt to do so;
- Cruelly ill-treat a badger; or
- Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett.

The Badger Act 1992 defines a badger's sett as *"any structure or place which displays signs indicating current use by a badger"*

Natural England can issue licences to enable works to continue that may affect a protected species. In relation to disturbance of badgers, Natural England (2009) gives guidelines on disturbance which will require a licence. These includes: *"using very heavy machinery (generally tracked vehicles) within 30 metres of any entrance to an active sett; using lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres; light work such as hand digging or scrub clearance within 10 metres. There are some activities which may cause disturbance at greater distances (such as using explosives or pile driving) and these should be given individual consideration."*

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation as summarised on pages 9 and 10 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 4th Edition (2023) it is a criminal offence to:

"To kill, capture, injure or take a wild bat;

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidentally. No element of intentional, reckless or deliberate action needs to be evidenced;*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild."*

Breeding Birds

Breeding Birds are protected under the Wildlife and Countryside Act which make it an offence to:

- *intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.*

Great Crested Newt

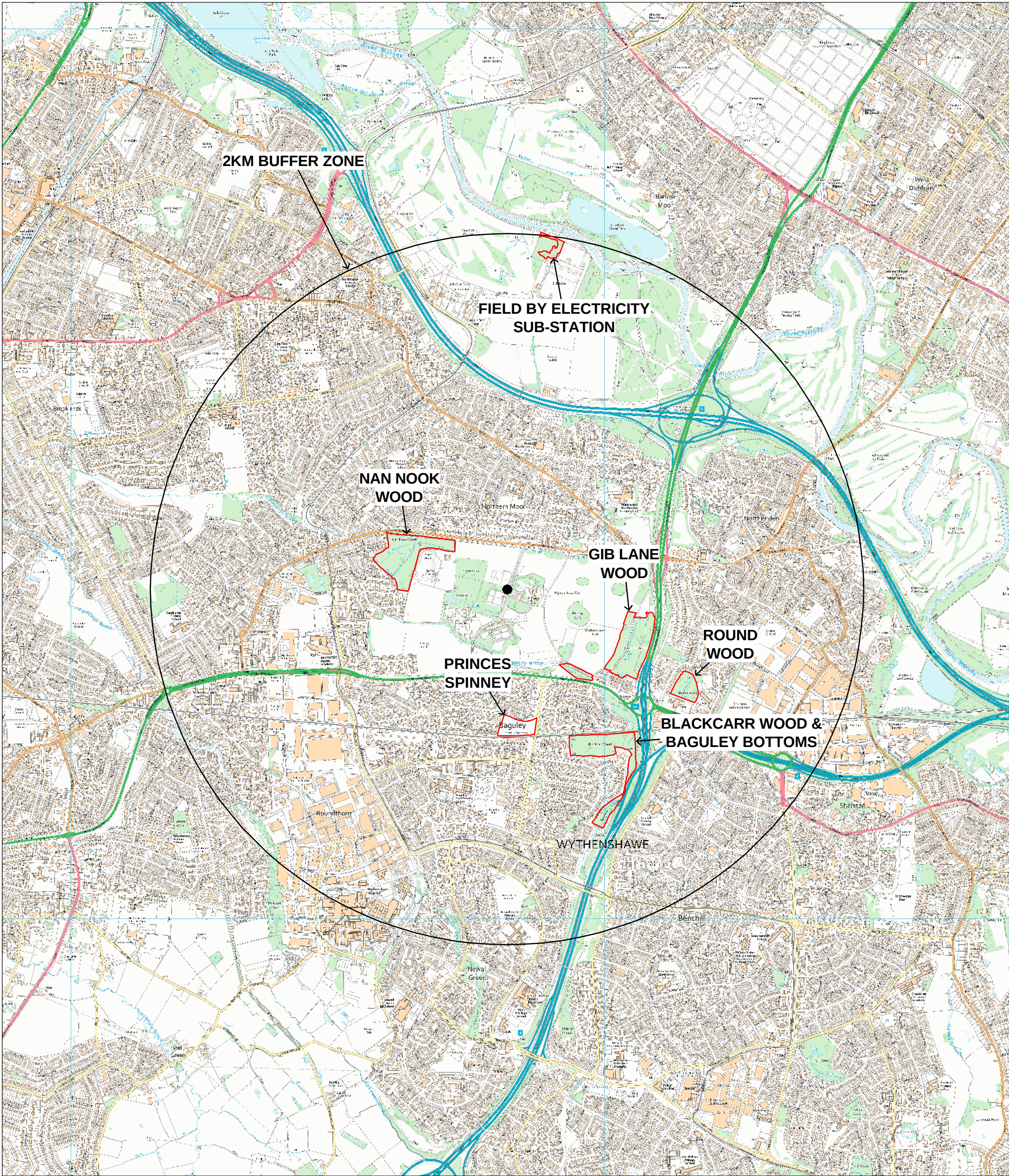
The great crested newt is fully protected under the Wildlife and Countryside Act, 1981 (as amended) and the Habitats Regulations, 2017. It is also a Species of Principal Importance. The legislation makes it an offence to:

- *Deliberately (or intentionally) kill, injure or capture (or take) a great crested newt, or great crested newt egg or eft;*
- *Deliberately (intentionally) damage or destroy any breeding site or resting place (i.e. pond, refuge, hibernaculum);*
- *Deliberately or recklessly obstruct access to any breeding site or resting place;*
- *Deliberately, intentionally or recklessly disturb a great crested newt, in particular disturbance which is likely to:*
 - *impair the ability of the great crested newt to survive, breed, reproduce, or to rear or nurture young;*
 - *impair the ability of the great crested newt to hibernate or migrate; or significantly affect the local distribution or abundance of great crested newts*

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

Local Policy

The site lies within Whythenshawe and is covered by the Manchester Core Strategy 2012-2027 (adopted 11 July 2012) and extant policies within the Unitary Development Plan. The policy of relevance is EN 15 within the Core Strategy document. The site is also covered by the Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024). The policy of relevance is JP-G8 regarding Net Enhancement of Biodiversity and Geodiversity.



**GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ814898
WYTHENSHAW PARK SITE23 - MAP 1**

KEY
SITE OF BIOLOGICAL IMPORTANCE
 **SBI BOUNDARY**

SCALE 1:20,000

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Date Produced: 20/09/2024