

**Building Extension at Didsbury High School, 4 The Avenue, Didsbury, Manchester M20 2ET**

## **ECOLOGICAL APPRAISAL AND LICENSED DAYTIME BAT ROOST ASSESSMENT**

**January 2025**

**ERAP (Consultant Ecologists) Ltd Reference: 2024-384**

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### Document Control

| Survey Type:                                                                                                                                                          | Surveyors <sup>1</sup>                                                              | Survey Date(s)                |
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| <sup>1</sup> Licence reference number<br><b>Bats</b><br>Victoria Burrows, Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-10390-CLS-CLS |                                                                                     |                               |

## SUMMARY

### Introduction and Scope

- i. ERAP (Consultant Ecologists) Ltd was commissioned by The Laurus Trust to carry out an ecological appraisal including a licensed daytime bat walkover survey and assessment of the campus at Didsbury High School, 4 The Avenue, Didsbury. The assessment was requested to inform a planning application proposing the extension of the school building to the south with a temporary construction access over an existing asphalt covered path from the car park area.
- ii. This report presents the results of a desktop study, extended Phase 1 Habitat Survey and a licensed daytime bat survey and assessment carried out in December 2024 and in accordance with relevant survey guidelines. The scope of survey undertaken is appropriate to identify potential ecological constraints, the remit of mitigation required and opportunities for biodiversity associated with the development proposals.

### Results of Survey and Assessment

- iii. Didsbury High School is located within an urban area of Manchester. The school site comprises the main school building and associated playgrounds, a 3G pitch and car parking with verges of modified grassland, ornamental planting and young scattered trees. Land and the south-eastern corner of the site supports woodland and verges of mown amenity grassland with young-planted trees are present at the southern margin. The campus is bordered by a fence and residential properties lie to the east. The southern and western site boundaries meet an established deciduous woodland of Norway Maple (*Acer platanus*), Crack Willow (*Salix fragilis*), Sycamore (*Acer pseudoplatanus*), Ash (*Fraxinus excelsior*) and Oak (*Quercus* sp.) and the northern site boundary meets additional car parking areas and an operational construction site.
- iv. The proposals will have no adverse direct or indirect effect on statutory or non-statutory designated sites for nature conservation.
- v. No semi-natural, Priority Habitat or irreplaceable habitat will be affected by the proposals. The mitigation hierarchy has been applied and the proposed extension and all construction access requirements are confined to areas of hardstanding. There is no requirement to remove any trees or vegetation to facilitate the proposals.
- vi. No invasive plant species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) are present in the proposed working areas.
- vii. No evidence of use of the southern end of the school building to be extended and the timber snack shack in proximity to the working area by roosting bats was detected by the daytime survey. The buildings are assessed to have a suitability for use by roosting bats of 'none'.
- viii. One tree (T16, a Horse-chestnut stump) has been assessed as PRF-I; this will stump will be retained and protected from damage during construction (refer to **Sections 5.2** and **5.3**).
- ix. Habitats within and adjacent to the site are suitable for foraging and commuting bats. Recommendations relating to the avoidance of adverse impacts on features suitable for use by foraging and commuting bats are presented at **Section 5.2**.
- x. Appropriate survey effort and / or assessment in accordance with standard guidance, has been carried out to reasonably discount adverse effects on relevant protected species. Owing to the suitability of the

habitats for use by nesting birds and hedgehog (a Priority Species), guidance in relation to measures to be applied for the protection of nesting birds and other fauna during construction and their conservation at the site in the long-term is provided.

### Conclusion

- xi. It is advised that the proposals at Didsbury High School can be achieved in accordance with wildlife legislation, planning policy, Natural England guidance and best practice.
- xii. The mitigation hierarchy has been applied and, in the presence of the mandatory actions and best practice measures described in **Section 5.0**, adverse effects on protected species are reasonably discounted. The proposals will have no impact on designated sites for nature conservation or ecologically valuable habitats. Enhancement measures that aim to maximise the benefits for biodiversity as part of the proposals and comply with the NPPF and *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016) are outlined in **Section 5.2**.

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## INTRODUCTION

### 1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by The Laurus Trust to carry out an ecological assessment of the relevant areas of Didsbury High School, 4 The Avenue, Didsbury, Manchester (hereafter referred to as the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 83460 92510. An aerial image of the site and its surrounding habitats is appended at **Figure 1** (source image: ESRI World Imagery).
- 1.1.2 The assessment was requested to inform a planning application proposing the extension of the school building to the south with a temporary construction access over an existing asphalt covered path from the car park area.

### 1.2 Scope of Works

- 1.2.1 The scope of ecological works undertaken in December 2024 comprised:
- A desktop study for known ecological information at the site and the local area;
  - An Extended Phase 1 Habitat Survey and assessment, and assessment of the habitats present at the site using the UK Habitats Classification;
  - Assessment of the ecological value of the habitats within the site with the use of the National Vegetation Classification (NVC) and the Ratcliffe criteria, as presented in *A Nature Conservation Review* (Ratcliffe, 1977);
  - A licensed daytime bat walkover survey for bats, which has comprised a licensed preliminary roost assessment of the buildings, a ground level tree assessment and an assessment of the suitability of the habitats within the site and the surrounding area for foraging and commuting bats;
  - Survey and assessment of all habitats for relevant statutorily protected species<sup>1</sup> and other wildlife including badger (*Meles meles*) and nesting birds;
  - The identification of any potential ecological constraints on the proposals and the specification of the scope of mitigation and ecological enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance; and
  - The identification of any further surveys or precautionary actions that may be required prior to the commencement of any construction activities.

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<sup>1</sup> In accordance with *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact on the Planning System* (Office of the Deputy Prime Minister, 2005) developers should not be required to undertake surveys for protected species unless there is reasonable likelihood of the species being present and affected by the development. In this instance (for example) there are no ponds within an unobstructed radius of 500 metres from the site, and no water bodies or water courses within or adjacent to the site; there has been no requirement to consider great crested newt (*Triturus cristatus*), water vole (*Arvicola amphibius*) or otter (*Lutra lutra*) as part of this assessment. Given the urban location and use of the site the need for surveys for reptiles has been reasonably discounted.

## 2.0 METHOD OF SURVEY

### 2.1 Desktop Study and Data Search

2.1.1 The following sources of information and ecological records were consulted:

- a. MAGiC Maps: A web-based interactive map which brings together geographic information on key environmental schemes and designations, including details of statutory nature conservation sites;
- b. Ancient Tree Inventory (Woodland Trust, 2025): An online database of ancient and veteran trees; and
- c. Greater Manchester Biodiversity Action Plan (BAP).

2.1.2 The proposals at the site are small scale and will be of limited impact upon the site and local area. In accordance with *Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK* (CIEEM, 2020), it is considered that the purchase of ecological records (as provided by Greater Manchester Local Record Centre) is not required in this instance.

### 2.2 Vegetation and Habitats

2.2.1 An Extended Phase 1 Habitat Survey of the site was carried out by Victoria Burrows on 2<sup>nd</sup> December 2024. The weather was dry and overcast with a light air (Beaufort scale 1) and an air temperature of 7°C.

2.2.2 A habitat and vegetation map was prepared for the site and the immediate surrounding area and is appended at **Figure 2**. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC, 2010) with minor adjustments to illustrate and examine the habitats with greater precision.

2.2.3 On site habitat mapping was assisted via use of GPS technology and the topographical survey (Survey & Engineering Projects, 2024).

2.2.4 The plant species within the site boundary were determined with estimates of the distribution, ground cover, abundance and constancy of individual species. The estimation of abundance was based on the DAFOR system, where D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare, this being a widely used and accepted system employed by ecological surveyors. The terms L = Locally and V = Very were additionally used to describe the plant species distributions with greater precision.

2.2.5 Stands of vegetation and habitats were described and evaluated using the National Vegetation Classification (NVC). The NVC provides a systematic and comprehensive analysis of British vegetation and is a reliable framework for nature conservation and land-use planning.

2.2.6 Habitats within the site were assessed in accordance with *The UK Habitat Classification Version 2.0* (UKHab Ltd, 2023). The UK Habitat Classification, or 'UKHab' has been designed to function at two scales of minimum mappable unit (MMU): fine scale (25m<sup>2</sup> or 5 metres length) and large scale (400m<sup>2</sup> or 20 metres length). It has been considered for the purposes of this survey that the fine scale of 25m<sup>2</sup> or 5 metres length MMU is appropriate.

2.2.7 Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and uncommon plant communities. Plant nomenclature follows *New Flora of the British Isles 3<sup>rd</sup> Edition* (Stace, 2010).

- 2.2.8 Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), including Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

## 2.3 Licensed Daytime Bat Survey and Assessment

### Habitat Assessment for Commuting / Foraging Bats

- 2.3.1 Habitats within and adjacent to the site were assessed for their value and suitability for commuting and foraging bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> edn)* (Collins, J. (ed), 2023). Reference has been made to the categories, descriptions and examples presented in **Table 2.1**.

**Table 2.1: Consideration of Suitability of Foraging and Commuting Habitat for Bats**

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

## Daytime Bat Walkover Survey

### Survey Personnel

- 2.3.2 The site was surveyed and assessed for its suitability to support roosting bats by Victoria Burrows, Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), Registration Number 2015-10390-CLS-CLS. The surveyor's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

### Equipment

- 2.3.3 A list of equipment used is detailed in **Table 2.2**.

**Table 2.2: Survey Equipment Used / Available for Use During Daytime Bat Survey**

|                                                 |
|-------------------------------------------------|
| Ladders                                         |
| LED Lenser P14 torch                            |
| Canon Ixus digital camera                       |
| 8x20 binoculars                                 |
| Thermal imaging camera                          |
| Ridgid Micro Inspection Camera Borescope CA-300 |

**Preliminary Roost Assessment: Buildings**

- 2.3.4 The scope of survey comprises the southern end of the school building to be impacted by the extension and the timber snack shack that lies within the footprint of the extension. No other buildings will be affected by the proposals.
- 2.3.5 The survey was carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004), the *Bat Workers' Manual 3<sup>rd</sup> Edition* (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> edn)* (Collins, J. (ed), 2023).
- 2.3.6 An inspection of the external surfaces, walls and roofs of the buildings was carried out to search for bats and potential roost features / roost access features and to assess the suitability of the buildings for use by roosting bats. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were also carried out.
- 2.3.7 Based on the structure and fabrication of the buildings there was no requirement to carry out an internal survey.
- 2.3.8 The suitability of each building has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> edn)* (Collins, J. (ed), 2023), reproduced at **Table 2.3**, taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the building (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats.

**Table 2.3: Suitability Categories for Roosting Habitats in Buildings**

| Suitability             | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| None                    | No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground / underground levels).                                                                                                                                                                                                                                                                                                                                      |
| Negligible <sup>a</sup> | No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.                                                                                                                                                                                                                                                                                                                                |
| Low                     | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions <sup>b</sup> 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 <sup>c</sup> ). |
| Moderate                | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions <sup>b</sup> and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).                                                                   |

| Suitability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Description                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions <sup>b</sup> and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool / stable hibernation site. |
| <p><sup>a</sup>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).</p> <p><sup>b</sup>For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.</p> <p><sup>c</sup>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 <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers 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.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                        |

### Ground Level Tree Assessment

- 2.3.9 No trees will be directly affected by the proposals. For completeness all trees alongside the proposed construction access route, as annotated on **Figure 2**, were examined and assessed for their suitability for use by roosting bats. The trees were assessed from the ground using binoculars and a high-powered torch. Each tree was searched for the presence of the following features:

*Woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed platey bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached Ivy (Hedera helix) with stem diameters in excess of 50mm and bat, bird or dormouse (Muscardinus avellanarius) boxes.*

- 2.3.10 Terms used to describe any features present follow (where possible) those outlined and described in *Bat Tree Habitat Key, 2nd Edition* (Andrews, H (ed), 2013) and *Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-care and Ecology Professionals* (BTHK, 2018).
- 2.3.11 Trees have been assessed and described using the categories presented at Tables 4.2 and 6.2 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> edn)*, (Collins, J. (ed), 2023), as presented in **Table 2.4**.

**Table 2.4: Definition of Terms and Suitability Categories Used in Tree Survey for Roosting Bats**

| Terms and Suitability Categories | Description                                                                                                                        |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| PRF                              | Potential Roost Feature                                                                                                            |
| None                             | Either no PRFs in the tree(s) or highly unlikely to be any.                                                                        |
| FAR                              | Further Assessment Required to establish if PRFs are present in the tree                                                           |
| PRF-I                            | PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats |
| PRF-M                            | PRF is suitable for multiple bats and may therefore be used by a maternity colony.                                                 |

- 2.3.12 The requirement for further presence / absence surveys at each tree was then considered.

## 2.4 Animal Life

### Badger

- 2.4.1 The survey area for badger covered the site (as annotated on **Figure 2**) and extended to accessible land within a radius of 50 metres from the site boundary. Inaccessible private gardens / off-site land were excluded from the survey.
- 2.4.2 The survey was conducted in accordance with guidance presented within *Badgers and Development* (Natural England, 2007) and *Badgers: advice for making planning decisions* (Natural England, 2022).
- 2.4.3 The following signs of badger activity were searched for:
- a. Setts entrances, e.g. entrances that are normally 25 to 35cm in diameter and shaped like a 'D' on its side;
  - b. Large spoil heaps outside sett entrances;
  - c. Bedding outside sett entrances;
  - d. Badger footprints;
  - e. Badger paths;
  - f. Latrines;
  - g. Badger hairs on fences or bushes;
  - h. Scratching posts; and
  - i. Signs of digging for food.
- 2.4.4 Habitats within and surrounding the site were assessed in terms of their suitability for use by foraging and sheltering badger in accordance with their known habitat preferences as detailed in current guidance and *Badger* (Roper, 2010).

### Bird Species

- 2.4.5 Bird species observed and heard during the survey were recorded.
- 2.4.6 The building and habitats throughout the site and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds, as indicated by the amount of shelter, feeding value, woody vegetation structure and species diversity of tree and shrub species in the site.

### Other Wildlife

- 2.4.7 Evidence of other wildlife, including Priority Species, observed whilst on site, but for which specific surveys were not made, was recorded and has been included in this report where it is considered of relevance to the planning application.
- 2.4.8 The habitats at the site were assessed for their suitability for use by relevant Priority Species such as hedgehog (*Erinaceus europaeus*).

## 2.5 Survey and Reporting Limitations

- 2.5.1 The survey was completed in winter when plant species may be in a state of senescence; the surveyor is experienced in identifying plant species from their vegetative characteristics however, and a reliable assessment of the habitats present was possible.
- 2.5.2 The survey was completed outside the bat active season, when any field signs of bats may have weathered from unprotected / unsheltered external elevations of the building(s). Daytime bat inspections can be completed at any time of year and, if needed, to comply with the guidance as outlined in *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> edn)* (Collins, J. (ed), 2023), further presence / absence surveys are recommended.
- 2.5.3 No other survey limitations were experienced.
- 2.5.4 All measurements within this report are approximate only, and have been either estimated whilst on site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGIC Maps and Google Earth.

## 2.6 Evaluation Methods

- 2.6.1 The habitats, vegetation and animal life were evaluated with reference to standard nature conservation criteria as described in *A Nature Conservation Review* (Ratcliffe, 1977). These are size (extent), diversity, naturalness, rarity, fragility, typicality, recorded history, position in an ecological or geographical unit, potential value and intrinsic appeal.
- 2.6.2 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Where suitable, the ecological value of the habitats present has been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018). Each habitat and individual trees have been assessed to determine whether they are 'irreplaceable habitat', defined in *National Planning Policy Framework* (Department for Housing, Communities and Local Government, 2024)<sup>2</sup> as 'Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen'. The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2023) has also been referred to.
- 2.6.3 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedules 1, 5, 6 and 8 of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.
- 2.6.4 The presence of any Priority Species, as listed under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006* is noted, and habitats are assessed in terms of their suitability and value for

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<sup>2</sup>Hereafter the NPPF

these species. The presence of habitats and / or species listed by the Greater Manchester Biodiversity Action Plan has been taken into account in the evaluation of the site.

## 3.0 SURVEY RESULTS

### 3.1 Desktop Study and Data Search

#### Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

- 3.1.1 The site and adjacent land have no statutory designation for nature conservation.
- 3.1.2 The site does not lie within a Site of Special Scientific Interest (SSSI) Impact Risk Zone.

#### Non-statutory Designated Sites for Nature Conservation

- 3.1.3 The site and adjacent land has no non-statutory designation for nature conservation, called Sites of Biological Importance (SBI) in Greater Manchester. The closest SBI is Chorlton Water Park SBI located 1.2 kilometres to the south-west of the site.

#### Priority Habitats Inventory

- 3.1.4 The Priority Habitats Inventory<sup>3</sup> was checked via MAGiC Maps. The whole of the campus site is shown as Open Mosaic Habitat on Previously Developed Land Priority Habitat by the Inventory. As shown on **Figure 2** and described in **Section 3.2** this habitat is not present at the site and it is assumed that this is a remnant on MAGiC from the previous habitat at the site prior to the construction of the school. No other Priority Habitats are identified at the footprint of the building extension by the Inventory.
- 3.1.5 The temporary construction access will extend through an area identified as 'Deciduous Woodland' by the Priority Habitats inventory, which may indicate that Lowland Mixed Deciduous Woodland Priority Habitat is present at the site; this is discussed in **Section 4.3**.

#### Ancient Tree Inventory

- 3.1.6 No ancient or veteran trees are identified at the site by the Inventory.

### 3.2 Vegetation and Habitats

#### General Description

- 3.2.1 Didsbury High School is located within an urban area of Manchester. The school site comprises the main school building and associated playgrounds, a 3G pitch and car parking with verges of modified grassland, ornamental planting and young scattered trees. Land and the south-eastern corner of the site supports woodland and verges of mown amenity grassland with young-planted trees are present at the southern margin. The campus is bordered by a fence and residential properties lie to the east. The southern and western site boundaries meet an established deciduous woodland of Norway Maple (*Acer platanus*), Crack

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<sup>3</sup> A spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

Willow (*Salix fragilis*), Sycamore (*Acer pseudoplatanus*), Ash (*Fraxinus excelsior*) and Oak (*Quercus* sp.) and the northern site boundary meets additional car parking areas and an operational construction site.

3.2.2 The land within the school campus to be impacted by the proposals comprises:

- a. The southern elevation walls of the existing school building;
- b. A timber framed snack shack over an area of hardstanding within the school grounds; and
- c. Construction access will extend from The Avenue road, through the hardstanding car park and playground and along an existing asphalt hardstanding path that extends through a wooded area at the south-eastern corner of the campus. The access then extends along the path between areas of mown amenity / modified grassland to the footprint of the extension.

3.2.3 A Phase 1 Habitat Survey map is appended at **Figure 2**. Photographs are appended at **Section 8.1**.

#### **Buildings and Hardstanding**

3.2.4 The school building and timber snack shack are described in relation to their suitability for use by roosting bats in **Section 3.3**. The buildings are described by the UKHab as u1b5 buildings with the secondary code 813 educational building.

3.2.5 The areas of hardstanding within the footprint of the extension and the access road are devoid of vegetation and are described by the UKHab as u1b6 other developed land with the secondary code 814 educational premises.

#### **Amenity / Modified Grassland**

3.2.6 Refer to **Photos 1 to 3**. The amenity / modified grassland alongside the access track is mown short and characterised by abundant Perennial Rye-grass (*Lolium perenne*) with frequent White Clover (*Trifolium repens*), Creeping Buttercup (*Ranunculus repens*) and Daisy (*Bellis perennis*) and locally frequent Ribwort Plantain (*Plantago lanceolata*), Cock's-foot (*Dactylis glomerata*) and Annual Meadow-grass (*Poa annua*) and occasional Common Cat's-ear (*Hypochaeris radicata*) and rare Spear Thistle (*Cirsium vulgare*). An area used for physical education / long jump is heavily trampled and supports only a sparse cover of more tolerant species such as Annual Meadow-grass and Daisy.

3.2.7 Occasional young-planted trees (trees T1 to T8) over the amenity grassland comprise Oak, Silver Birch (*Betula pendula*), Rowan (*Sobus aucuparia*) and a Maple species (*Acer* sp.).

3.2.8 The modified grassland is characteristic of an MG7 *Lolium perenne* ley community of the NVC and is described by the UKHab as g4 modified grassland with the secondary codes 814 educational premises open space, 32 scattered trees and 107 mown and collected.

#### **Wooded Copse at the South-Eastern Corner of the Campus**

3.2.9 Refer to **Photos 5 to 7**. The construction access will extend along an asphalt covered path that bisects an area of woodland characterised by mature Horse-chestnut (*Aesculus hippocastanum*), Sycamore, Turkey Oak (*Quercus cerris*), Maple, Silver Birch and Willow (*Salix* sp.) trees. Young trees of a Maple species and Silver Birch have been planted amongst the more mature trees.

3.2.10 Each side of the path is bare ground owing to the heavy trampling this area is likely to receive. The understorey beneath the trees supports locally abundant areas of Bramble (*Rubus fruticosus* agg.) with

locally frequent Red Fescue (*Festuca rubra*), Pendulous Sedge (*Carex pendula*), Great Willowherb (*Epilobium hirsutum*) and Wood Avens (*Geum urbanum*) with occasional shrubs of Holly (*Ilex aquifolium*), Dog-rose (*Rose canina*) and Yew (*Taxus baccata*).

- 3.2.11 The woodland is planted in origin and has been heavily modified, as such it does not conform to a specific NVC community. The habitat is described by the UKHab as w1g other broadleaved woodland with the secondary code 814 educational premises.

### **Invasive Plant Species**

- 3.2.12 No Japanese Knotweed or other invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) was detected at the site / surveyed area.

## **3.3 Daytime Licensed Bat Survey and Assessment**

### **Habitat Assessment for Commuting / Foraging Bats**

- 3.3.1 The wooded copse at the south-eastern corner of the site and the woodland margin beyond the southern site boundary is likely to contribute to the wider foraging area of common species of edge-feeding foraging bats associated with suburban areas, such as common pipistrelle (*Pipistrellus pipistrellus*).
- 3.3.2 Overall, the site is assessed to be of 'moderate' suitability for use by foraging and commuting bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> edn)* (Collins, J. (ed), 2023), as presented at **Table 2.1**.

### **Preliminary Roost Assessment: Buildings**

#### ***School Building (Southern End)***

- 3.3.3 Refer to **Photos 10 to 13**. The elevations of the school building to be extended comprise well-pointed bricks; no gaps suitable for bat access or potential roost features are present. The building has a flat roof with no opportunities for use / access by roosting bats. Examination of the area around the external door to be covered by the extension confirmed the presence of a metal / PVC frame and no gaps or opportunities for bat access are present. The southern elevation of the school building and all areas to be affected by the extension are assessed to have a suitability for use by roosting bats of 'none'.

#### ***Snack Shack***

- 3.3.4 Refer to **Photos 14**. A timber snack shack with a sloping corrugated sheet covered roof is present within the working area. The shack will be retained but has been included in the survey for completeness. The building has timber horizontal tongue and groove plank elevations. No potential roost features were detected at the shack; none of the planks have warped or lifted. The snack shack is assessed to have a suitability for use by roosting bats of 'none'.

### **Ground Level Tree Assessment**

- 3.3.5 The young-planted trees over the mown amenity grassland provide no opportunities for use by roosting bats. The trees within the wooded copse appear to be managed (i.e. evidence of pruning is present) and no potential roost features were found. All live trees are assessed to have a suitability for use by roosting bats of 'none'.

- 3.3.6 Refer to **Photo 15**. A 4 metres high stump (likely Horse-chestnut) lies adjacent to the path through the wooded copse (T16 on **Figure 2**). The stump supports areas of lifted bark and deadwood and is assessed to be PRF-I<sup>4</sup> with reference to **Table 2.4**. As described in **Section 4.3** and **5.3** protection of the stump during construction activities and in the long-term is recommended.

### 3.4 Animal Life

#### Badger

- 3.4.1 No signs of badger such as setts, snuffle holes, tracks, hairs or burrows were detected at the site and survey area. The presence of badger at the site is reasonably discounted.

#### Bird Species

- 3.4.2 Birds detected in the site on 2<sup>nd</sup> December 2024 were all associated with the trees at the south-eastern corner of the campus and the off-site woodland to the south (with the exception of the black-headed gull which was observed on the playground area). The bird species are listed in **Table 3.1**.

**Table 3.1: Bird Species Detected on at the Site and Surrounds on 2<sup>nd</sup> December 2024**

| Scientific Name                                                                                                       | Common Name       | BOCC Status <sup>1</sup> |
|-----------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|
| <i>Chroicocephalus ridibundus</i>                                                                                     | Black-headed gull | Amber                    |
| <i>Columba palumbus</i>                                                                                               | Wood pigeon       | Amber                    |
| <i>Erithacus rubecula</i>                                                                                             | Robin             | Green                    |
| <i>Parus caeruleus</i>                                                                                                | Blue tit          | Green                    |
| <i>Parus major</i>                                                                                                    | Great tit         | Green                    |
| <i>Pica pica</i>                                                                                                      | Magpie            | Green                    |
| <i>Streptopelia decaocto</i>                                                                                          | Collared dove     | Green                    |
| <i>Turdus merula</i>                                                                                                  | Blackbird         | Green                    |
| <sup>1</sup> BOCC: Birds of Conservation Concern (Stanbury, et al., 2021).<br>Priority Species are presented in bold. |                   |                          |

- 3.4.3 No evidence of the previous use of the buildings to be impacted by the extension proposals by nesting birds was detected. The fabrication of the buildings do not provide opportunities for use by nesting birds.
- 3.4.4 A number of the trees within the wooded copse support bird boxes and the habitats in this area are suitable for use by nesting passerine birds. Protection of these features and habitat is essential and this is outlined in **Section 5.3**.

#### Other Wildlife

- 3.4.5 The patches of Bramble in the wooded copse and the woodland habitat and residential gardens bordering the site may be used by feeding and breeding hedgehog. This is discussed further in **Section 4.4**.

<sup>4</sup> PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats

## 4.0 EVALUATION AND ASSESSMENT

### 4.1 Introduction and Description of Proposals

- 4.1.1 The proposals are illustrated on the *Proposed Site Plan* (Wilson Mason LLP, 2024). The extension of the school building will be on legs to raise the development to the first floor level which enables the retention of the corner of the 3G pitch, the snack shack and the amenity grassland bordering the long jump area.
- 4.1.2 As detailed on the *Proposed Site Plan* the proposals will only affect areas of hardstanding only.
- 4.1.3 The mitigation hierarchy has been applied and it is understood that the construction access and proposed methods of working have ensured that no trees will be removed to facilitate the proposed development. (as detailed in the *Arboricultural Impact Assessment* (Treestyle Consultancy Ltd, 2024)).
- 4.1.4 **Section 4.2** provides an assessment of any impacts of the proposed development on the designated sites for nature conservation present in the wider area. The ecological value of habitats within the site is evaluated at **Section 4.3**, and protected and notable species are considered at **Section 4.4**.

### 4.2 Designated Sites for Nature Conservation

- 4.2.1 It is considered that the site is sufficiently small and distant from the known statutory designated sites for nature conservation that the proposed development will have no direct or indirect impact on the designated sites in the local area and their features of special interest.
- 4.2.2 The site has no habitat or hydrological connectivity to any non-statutory designated sites for nature conservation in the wider areas and adverse impacts on non-statutory designated sites are reasonably discounted.

### 4.3 Vegetation and Habitats

- 4.3.1 None of the habitats (i.e. hardstanding) to be directly affected by the proposals are semi-natural habitat or Priority Habitat, or are classed as irreplaceable habitat.
- 4.3.2 In terms of each habitat's importance in a geographical context<sup>5</sup>, the wooded copse and associated trees are assessed to be of 'local' importance as they support habitats of value to nesting birds and foraging birds and bats, and will contribute as wildlife links across the wider area. The amenity grassland and asphalt hardstanding are not considered to hold any importance on a geographical scale.
- 4.3.3 Recommendations and guidance relating to the retention and protection of the trees during construction, are described in the *Arboricultural Impact Assessment* (Treestyle Consultancy Ltd, 2024) report and are also detailed at **Sections 5.2** and **5.3** of this report.

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<sup>5</sup> Using the terms presented at Section 4.7 of *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), i.e. International and European, National, Regional, Local Authority-wide area, River Basin District, Estuarine system / Coastal cell or Local. The term 'site' value is additionally used to highlight ecological features considered to be of importance in the context of the wider site habitats, but which are of negligible value in the context of the local area.

## 4.4 Protected Species and Other Wildlife

### Bats

- 4.4.1 No evidence of use of the buildings by roosting bats was detected by the daytime survey. Both the southern end of the school building and the snack shack are assessed to have a suitability for use by roosting bats of 'none' and no further works in relation to bats are required to inform the extension.
- 4.4.2 One tree stump (T16 on **Figure 2**) is assessed to have a PRF-I<sup>6</sup> suitability for use by roosting bats; the tree stump will be retained by the proposals and measures to be implemented to ensure protection during construction are described below.
- 4.4.3 Habitats within and adjacent to the site are suitable for foraging and commuting bats. Recommendations relating to the avoidance of adverse impacts on features suitable for use by foraging and commuting bats are presented at **Section 5.2**.

### Bird Species

- 4.4.4 Habitats bordering the site have suitability for use by nesting birds. Mandatory actions for the protection of nesting birds to ensure compliance with relevant wildlife legislation is outlined in **Section 5.3**.

### Hedgehog

- 4.4.5 The proposals will not remove any habitats suitable for use by hedgehog nor will the proposals obstruct or impede hedgehog activities in the future. Best practice guidance for the protection of hedgehog to be applied prior to and during site clearance and construction operations is described in **Section 5.3**.

### Other Protected Species and Animal Life

- 4.4.6 Appropriate survey effort and / or assessment in accordance with standard guidance, has been carried out to reasonably discount adverse effects on relevant protected species; no further surveys are required to inform a planning application.

## 4.5 Consideration of Statutory Biodiversity Net Gain (BNG)

- 4.5.1 The development, as proposed, will not impact a Priority Habitat or an irreplaceable habitat and will impact less than:
  - 25 square metres (5m by 5m) of on-site habitat with a biodiversity value greater than zero<sup>7</sup>; and
  - 5 metres of on-site linear habitats such as hedgerows.
- 4.5.2 Based on the above it is understood that the proposals meet the *de minimis* exemption criteria as defined by *The Biodiversity Gain Requirements (Exemptions) Regulations 2024* (gov.uk, 2024).

<sup>6</sup> PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats

<sup>7</sup> A development 'impacts' a habitat if it decreases the biodiversity value. If there is an impact on onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)

- 4.5.3 Notwithstanding the above, the recommendations outlined below aim to secure measurable gains for biodiversity / ecological enhancement to satisfy the requirements of the NPPF, *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016) and best practice.

## 5.0 RECOMMENDATIONS AND ECOLOGICAL ENHANCEMENT

### 5.1 Introduction

- 5.1.1 The recommendations described below are appropriate and proportionate to the scale of the proposals and aim to ensure that the proposals are implemented in accordance with the mitigation hierarchy, relevant wildlife legislation, Natural England guidance, the principles of the *National Planning Policy Framework* (NPPF) (Department for Levelling Up, Housing and Communities, 2024), local planning policy and best practice.

- 5.1.2 In addition, the recommendations aim to ensure compliance with Chapter 15, paragraph 193(d) of the NPPF which states:

*'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'.*

### 5.2 Recommendations in Relation to Site Design

#### Lighting

- 5.2.1 Paragraph 198(c) in Chapter 15 (conserving and enhancing the natural environment) of the NPPF states that development should:

*'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'*

- 5.2.2 Any external lighting to be installed at the school extension must involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting shines over the on-site wooded copse and the off-site woodland margin to the south as lighting overspill may deter use by wildlife such as foraging bats and hedgehog.

- 5.2.3 If needed, the lighting scheme will be designed with reference to current guidance, namely:

- a. *Guidance Note 08/23: Bats and Artificial Lighting at Night* (Institution of Lighting Professionals & Bat Conservation Trust, 2023); and
- b. *Bats and lighting: Overview of current evidence and mitigation guidance* (Stone, 2014).

#### Accommodation of Features for Roosting Bats

- 5.2.4 To provide enhancements for biodiversity it is recommended that four bat boxes are installed on the retained trees within the wooded copse.
- 5.2.5 An ecologist can advise on the siting of the bat boxes, as needed. Bat boxes should be installed to the following guidelines (Bat Conservation Trust, 2025)

- a. At least 4 metres above the ground (where safe installation is possible);
- b. Sheltered from strong winds and exposed to the sun for part of the day (usually south or south-west). Ideally several bat boxes will be installed to provide a variety of different thermal options for bats. Grouping a number of boxes each with a different aspect can achieve this; while a number of boxes is preferable to one, a single box is still viable and may be used by roosting bats;
- c. Located close to unlit linear features, such as lines of trees or hedgerows; and
- d. Installed where the bat box entrance is not cluttered or impeded by branches, or accessible to predators (such as cats) by large branches underneath them.

5.2.6 Suitable bat boxes are the Schwegler 1FF, Greenwood Ecohabitat's single or double cavity boxes and Schwegler 1FD, see **Insert 1**.



**Insert 1:** Schwegler 1FF, Greenwood Ecohabitat's single cavity and Schwegler 1FD bat boxes

### 5.3 Actions to be Applied Prior to / During Construction Operations

#### Protection of Trees, Shrubs and Hedgerows

- 5.3.1 During the construction phase, temporary protective demarcation fencing will be used to protect the trees, shrubs and the stump at T16 to be retained. The fencing must extend outside the canopy of the retained trees and must remain in position until the end of the construction period. The fencing will be in accordance with *BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations* (BSI, 2012) and the guidance as provided in the *Arboricultural Impact Assessment* (Treestyle Consultancy Ltd, 2024).

#### Biosecurity

- 5.3.2 To minimise the risk of introduction of non-native and invasive species to the site, all machinery / plant to be brought to the site must be clean. Wheels / tracks of machinery / plant must have been pressure washed before use at the site.

#### Nesting Birds

- 5.3.3 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are nesting. All contractors must be advised on the possible use vegetation adjacent to the access and working area by nesting birds and the protection afforded to nesting birds. The bird breeding season typically extends between March to August inclusive.

- 5.3.4 If breeding birds are detected / present it is recommended that the area is left undisturbed until it is confirmed that the young birds have fledged / the nest is no longer active. Guidance from an ecologist should be sought, as needed.

### Reasonable Avoidance Measures for the Protection of Wildlife

- 5.3.5 Notwithstanding the measures to be applied in relation nesting birds, during the site preparation works and construction operations it is essential that the following best practice and Reasonable Avoidance Measures Method Statement (RAMMS) are applied for the protection of wildlife:
- All site personnel must be made aware of this RAMMS and best practice guidance;
  - To avoid the creation of suitable habitat for the attraction of sheltering hedgehog and other wildlife, construction materials must not be accumulated on site and all waste must be transferred to skips;
  - During construction, bricks etc. must be stored on pallets or raised from the ground in another suitable manner in order that no suitable habitat for sheltering animals is created;
  - Where practical, any pipes must be stored with caps on (to prevent entry by wildlife);
  - No fires must be lit at the site;
  - Deep trenches / excavations must not be left open overnight. Trenches or holes must be fitted with a means of escape (such as ramped edge or a sloping plank of timber). This will ensure that any inquisitive animals do not become trapped;
  - The use of chemicals (such as fertiliser and herbicides) harmful to wildlife should be avoided wherever possible; and
  - If a hedgehog or other wildlife (subject to species) is detected within the working area, it must be carefully picked up, placed in a clean bucket and moved to an area of suitable habitat beyond the operational construction site boundary.

## 6.0 CONCLUSION

- 6.1 It is advised that the proposals at Didsbury High School can be achieved in accordance with wildlife legislation, planning policy, Natural England guidance and best practice.
- 6.2 The mitigation hierarchy has been applied and, in the presence of the mandatory actions and best practice measures described in **Section 5.0**, adverse effects on protected species are reasonably discounted. The proposals will have no impact on designated sites for nature conservation or ecologically valuable habitats. Enhancement measures that aim to maximise the benefits for biodiversity as part of the proposals and comply with the NPPF and *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016) are outlined in **Section 5.2**.

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## 8.0 APPENDIX 1: PHOTOGRAPHS AND FIGURES

### 8.1 Photographs

**Table 8.1:** Photographs

|                                                                                                       |                                                                                                       |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|                      |                     |
| <p><b>Photo 1:</b> Example of amenity / modified grassland with young-planted trees at the campus</p> | <p><b>Photo 2:</b> Example of amenity / modified grassland with young-planted trees at the campus</p> |
|                    |                   |
| <p><b>Photo 3:</b> Long jump area which will be beneath the south-eastern corner of the extension</p> | <p><b>Photo 4:</b> Hardstanding footprint of the extension and the snack shack</p>                    |



**Photo 5:** Wooded copse



**Photo 6:** Path through wooded copse to be used as a construction access



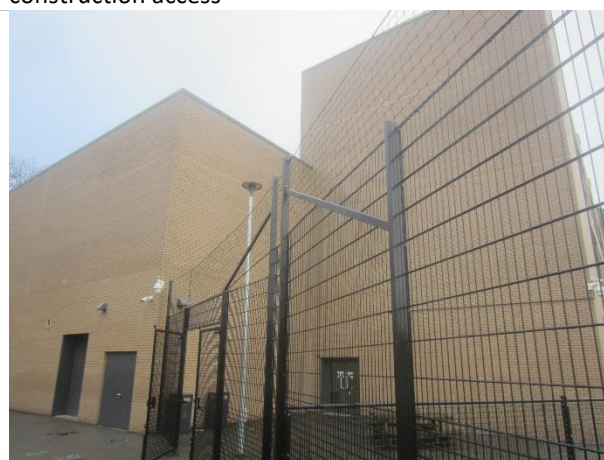
**Photo 7:** Path through wooded copse to be used as a construction access



**Photo 8:** Hardstanding playground to be used for construction access



**Photo 9:** Hardstanding car park to be used for construction access



**Photo 10:** Southern elevation of the school building to be extended



**Photo 11:** Southern elevation of the school building to be extended



**Photo 12:** Southern elevation of the school building to be extended



**Photo 13:** No gaps or potential roost features around doorways at southern end of school building



**Photo 14:** Timber snack shack



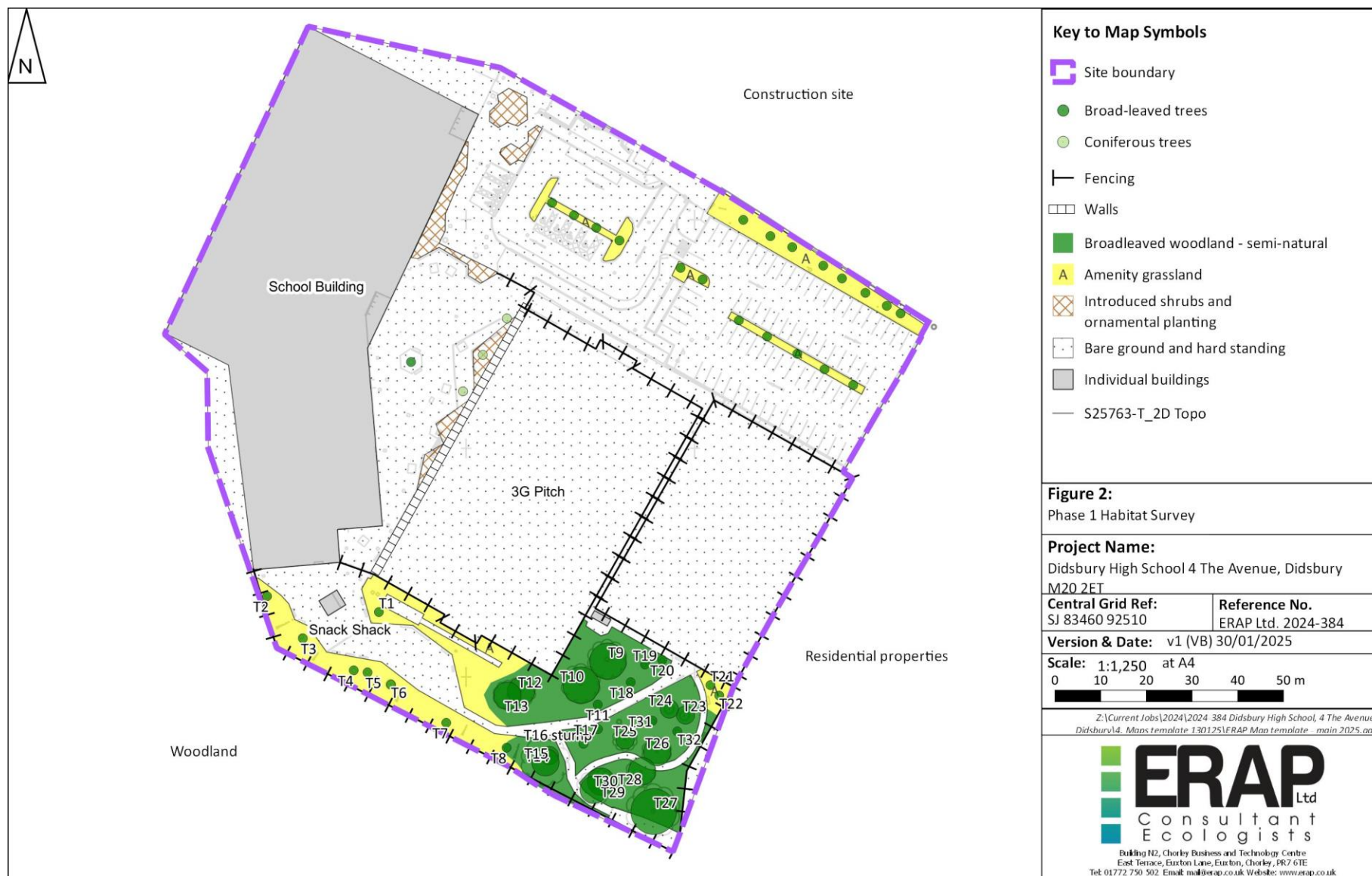
**Photo 15:** T16 Horse-chestnut stump with PRF-I

## 8.2 Figures

**Figure 1:** Aerial Image of the Site and its Surroundings



**Figure 2: Phase 1 Habitat Survey**



**Figure 3: Phase 1 Habitat Survey Showing Construction Access and Extension Area**

