



E3P
Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

Manchester | London | Edinburgh

info@E3P.co.uk
www.E3P.co.uk

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CROSS KEYS ESTATES LIMITED

2nd Floor, Douglas House
St George's Court
Upper Church Street
Douglas
Isle of Mann
IM1 1EE

BY Email

**SITE WALKOVER
CROSS KEYS STREET, MANCHESTER**

INTRODUCTION AND BACKGROUND

E3P were instructed by Cross Keys Estates Ltd to produce a Letter Statement detailing the results of a Site Walkover at Cross Keys Street, Manchester, hereafter referred to as 'the site'. Site proposals include the construction of a residential development.

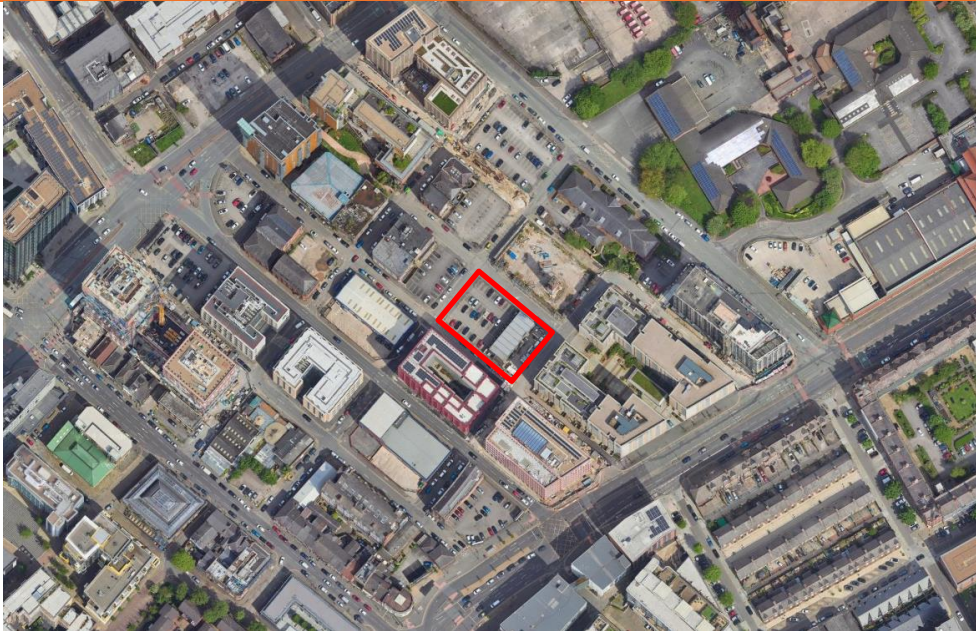
This report has been prepared by Zach Squire-Watt BSc (Hons), MSc, QCIEEM, Graduate Ecologist at E3P. Zach has experience Preliminary Ecological Appraisals, protected species surveys and ecological mitigation for a wide variety of projects across the UK.

SITE LOCATION

The site comprised a car park within Manchester City Centre. Goulden Street defined the north-eastern boundary of the site, Chadderton street defined the south-east, Marshall Street defined the south-west and Cross Keys Street defined the north-west. Oldham road, a section of the A62, lies approximately 70 m south-east of site. Please refer to Figure 1 for the approximate site location.



FIGURE 1 APPROXIMATE SITE LOCATION



METHODOLOGY

An Ecological Walkover of the site was undertaken by Zach Squire-Watt on 31st January 2024 to assess the baseline conditions and potential for protected species to be present within the site.

The walkover survey was undertaken to the standard methodology as detailed by the UK Habitat Classification Version 2.0 (UKHab, 2023). The assessment follows the methodology as per "Guidelines for Preliminary Ecological Appraisal" (CIEEM, 2017).

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. All plant nomenclature follows Stace (2019).

Searches were carried out for the presence of invasive species, including those listed on the revised (April 2010) Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) including but not limited to, Japanese knotweed, Himalayan balsam and giant hogweed (*Heracleum mantegazzianum*).

RESULTS

The site comprised a car park, comprising tarmac which was well-sealed. A number of temporary structures associated with a nearby building development were adjacent to the site's eastern boundary.



PLATE 1 SHOWING SURVEYED AREA



No natural habitats or potential features for wildlife were identified within the site boundary.

BIODIVERSITY STATEMENT

In line with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, any sites with less than 25 m² of on-site habitat that has biodiversity value greater than zero are exempt from Biodiversity Net Gain. Since the site is exclusively hardstanding with no biodiversity value/habitat units, a Biodiversity Net Gain report will not be required.

Yours sincerely,
For and on behalf of E3P Ltd

Zach Squire-Watt
Graduate Ecologist

