PRELIMINARY ECOLOGICAL APPRAISAL

SEPTEMBER 2023

Former Walkers Site
Crabtree Lane
Openshaw
Manchester
M11 4GU

URBAN GREEN

QUALITY MANAGEMENT

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Rev	Date	Comment	Prepared	Checked
02	03/11/2023	Update to reflect client comments regarding demolition application	JH	BIG

NON-TECHNICAL EXECUTIVE SUMMARY

Chancerygate (Manchester) Limited are proposing to develop land at the Former Walkers Site, Manchester (hereafter referred to as 'the site'). The proposals include the demolition of the existing buildings on site and the erection of 9 new industrial units with associated hard and soft landscaping.

Urban Green have been appointed to complete a Preliminary Ecological Appraisal of the site to support a prior notification for demolition application. The objectives of the assessment are to identify habitats on site and determine the suitability for any 'protected and/or notable' species that may occur on site. Further ecological mitigation (where necessary) is recommended which aims to minimise potential impacts on ecology, due to the proposed development.

Following the survey work, the key recommendations are summarised in the following table:

Current Site Use and Adjacent Site Use	The site comprises an abandoned warehouse and associated industrial land/storage sheds. The site is surrounded by industrial units to the east, south, and west with residential properties to the north.
Potential Impacts on Designated Sites	No potential impacts on statutory designated sites nearby to the site are anticipated to occur due to the proposed development. Although two Local Wildlife Sites are present 60m south of the site which may be impacted by the proposed development if not considered.
Habitats	The site comprised predominantly hardstanding and buildings, surrounded by scrub, modified grassland, sparsely vegetated land, and trees.
Ecological Constraints	The following potential ecological constraints were identified during the assessment: • Suitable habitats for common amphibians, nesting birds, commuting and foraging bats, hedgehog and badger.
Recommended Ecological Mitigation	The following mitigation measures are recommended to minimise potential impacts due to the proposed development: • Precautionary Working Methods during the construction phase for badgers. • If any vegetation requires removal, it should be completed outside of the breeding bird season (March to September, inclusive). If this is not feasible, a Nesting Bird Check is to be completed by a qualified ecologist within 48 hours before removal is completed. • Reasonable avoidance measures for common amphibians and hedgehog. • Lighting mitigation should follow the guidance outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018).
Recommended Further Surveys and Reports	No further surveys are required for the proposed scheme to progress; however, a CEMP should be produced to detail protection measures throughout the construction phase.
Recommended Ecological Enhancements	The National Planning Policy Framework (NPPF) (2021) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended.

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1 Introduction

1.1 Background to the Scheme

Chancerygate (Manchester) Limited are proposing to develop land at the Former Walkers Site, Manchester (hereafter referred to as 'the site'). The proposals include the demolition of the existing buildings on site and the erection of 9 new industrial units with associated hard and soft landscaping.

Urban Green have been appointed to undertake a Preliminary Ecological Appraisal (PEA) of the site to support a prior notification for demolition application.

The author of the report is Jake Healy, MSc, Qualifying CIEEM, Assistant Ecologist at Urban Green. Jake has experience providing ecological consulting services for a range of development schemes across the UK, including residential and commercial schemes.

1.2 Site Context

The site is located at National Grid Reference SJ 88738 98229 and comprises a total area of approximately 0.9ha (see Figure 1).

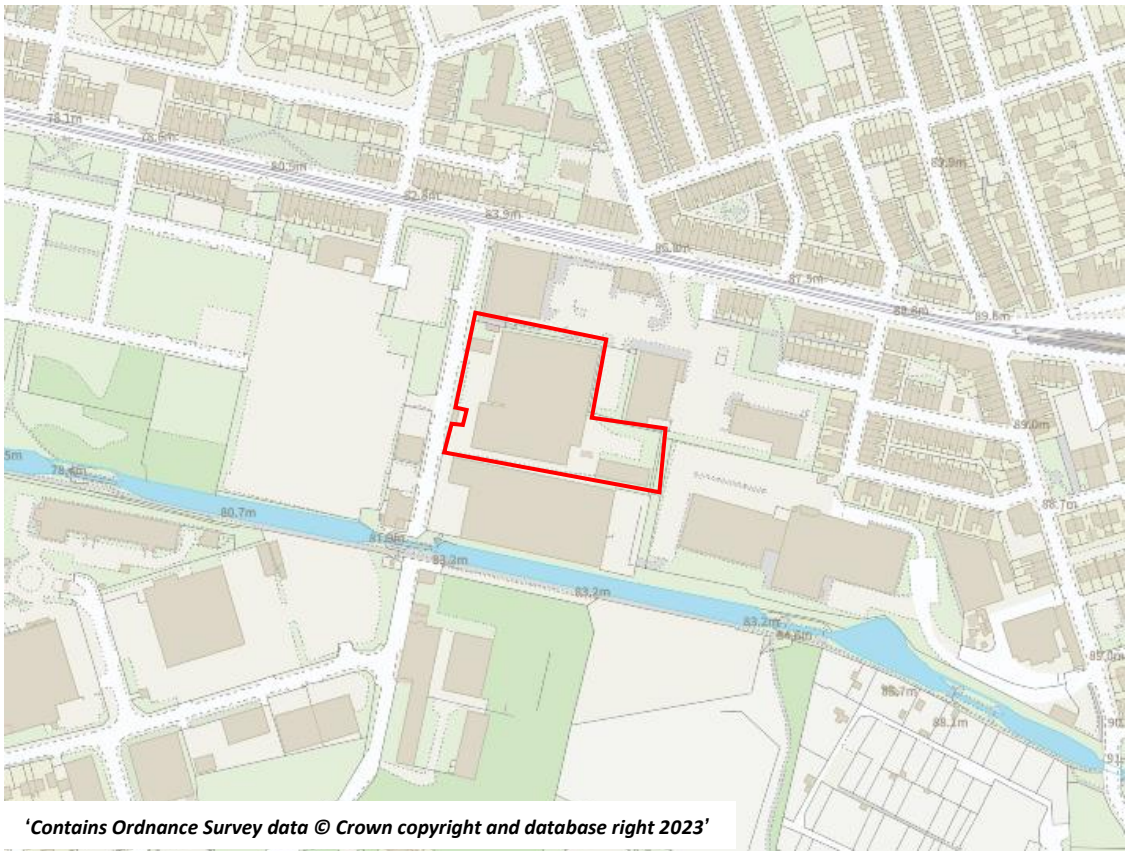


Figure 1 – Site Extent

The site is located in the urban area of Openshaw, approximately 4.7km east of Manchester City Centre. It is immediately surrounded by industrial and commercial units, with Crabtree Lane forming the western site boundary. Approximately 70m south of the site is the Ashton Canal, and approximately 80m to the north of the site is Ashton New Road (A662). The wider landscape is comprised predominantly of residential development and a number of public parks, including Hewlett Johnson Playing Fields and

Copperas Field. The site is also around 1km south of Clayton Vale, a designated Local Nature Reserve containing deciduous woodland Priority Habitat and a stretch of the River Medlock.

1.3 Purpose of this Report

This report has been produced to support a prior notification for demolition application and aims to set out the methods, results, and conclusions of a PEA. The purpose of the PEA report is to identify habitats on site and determine the sites potential value for protected and/or notable fauna and flora, with the addition of potential impacts on designated sites. This will inform the need for any further ecological surveys and/or mitigation to minimise the potential impacts on ecology on site and within the local area.

Further information and details of UK legislation for those species which are formally protected is defined in Appendix 1, which are considered throughout the assessment.

The National Planning Policy Framework (NPPF) (2021) and other Local Planning Policies are considered with the PEA. Ecological enhancements are advised to be in line with relevant Planning Polices.

2 Methods

The PEA assessment and Report follows the good practice methodology as detailed within the *Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2019).

2.1 Desk Study

2.1.1 Online Resources and Local Records Centre

Due to the size of the site and being located within a predominantly urban area of Openshaw, a 1km Local Data Search was conducted as it is deemed an appropriate distance for the Zone of Influence.

Sources of information used in the desk study are presented in Table 1.

Table 1 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
MAGIC website (www.magic.gov.uk)	24/08/2023	Locations of statutory designated sites within 1km of the site boundary. Locations of Natura 2000 sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary. Locations of European Protected Species Licences (EPSL) and Class Licences within 1km.
Natural England (https://designatedsites/.naturalengland.org.uk/)	24/08/2023	Relevant statutory designated site citations.
JNCC (https://jncc.defra.gov.uk/)	24/08/2023	Information on European wildlife sites. Details of relevant Section 41 species and habitats.
Greater Manchester Ecology Unit	31/07/2023	Locally designated wildlife sites within 1km of site boundary. Records of protected and notable species within 1km of the site boundary.
Greater Manchester Local Biodiversity Action Plans	24/08/2023	Species and habitats which are given special conservation status at the local level.

2.2 Field Survey

2.2.1 Vegetation

The site was subject to a field survey on the 28th July 2023, by Ecologist Jake Healy. The weather conditions were 20°c, cloudy (4/8 oktas), wind speed 1 Beaufort scale.

The methods were based on the standard methodology as detailed by The UK Habitat Classification User Manual (Butcher et al, 2020). A UKHab Habitat Plan has been produced to demonstrate habitats within

the proposed development and the surrounding area. The mapping techniques are based on The UK Habitat Classification User Manual (Butcher et al, 2020) guidance.

Flora species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey.

Species abundance is described using the DAFOR scale as shown in Table 2. Percentages are an approximate indication rather than a quantitative measure.

Table 2 – Key to Species Abundance

		Description	Indicative Percentage Ranges
D	Dominant	Covers most of the area	90% or greater
A	Abundant	Very common throughout the area.	50 – 90%
F	Frequent	Common or with many individuals.	20 – 50%
O	Occasional	Occurs in several places but not throughout. Populations are not large.	5 – 20%
R	Rare	Occurs in low numbers in relation to size of area.	Less than 5%
"L" will be used to indicate abundance in a localised area, e.g. LA = Locally abundant			

Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were noted during the field survey when sighted.

2.2.2 Fauna

A site search for field signs of protected and notable fauna was undertaken, and incidental sightings are detailed. The searches completed were as follows:

- Suitability of any ponds to support notable and protected amphibians, and the suitability of the site's terrestrial habitats to support amphibians.
- Suitability of the site to support reptiles by way of habitat structure and refuge piles, as well as links to the wider landscape.
- Search of any watercourses for signs or suitability for white clawed-crayfish (*Austropotamobius pallipes*), water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) by way of burrows, resting places, holts, and foraging signs.
- Suitability of the site to support notable bird species. Bird nests and droppings of notable and protected bird species.
- Suitability of the site to support notable invertebrates.
- Search of the site for any invasive species.
- Badger (*Meles meles*) field signs such as setts, mammal, paths, snuffle holes and latrines.
- Suitability of the site to support notable terrestrial mammals including harvest mouse (*Micromys minutus*) and brown hare (*Lepus europaeus*).

2.3 Bat Assessment

2.3.1 Preliminary Roost Assessment

A Preliminary Roost Assessment (PRA) was carried out on the site buildings and trees using close-focussing binoculars.

The PRA methodology is based on information contained within the Bat Conservation Trust (BCT) guidelines, 3rd edition (Collins, 2016). The categorisation within this report is based on that set out in Table 3, which is used as a basis for determining the requirement for further surveys.

Table 3 – Suitability of Buildings and Trees for Roosting Bats (adapted from Collins, 2016)

Category of Suitability	Typical Characteristics	Further Survey Requirements
High Roost Suitability	A structure/tree 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 and surrounding habitat.	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. Surveys can be undertaken between May and September, with at least two surveys between May and August.
Moderate Roost Suitability	A structure/tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but are unlikely to support a roost of high conservation status.	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. Surveys can be undertaken between May and September with at least one survey between May and August.
Low Roost Suitability	A structure/tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate condition and/or suitable surrounding habitat to be used on a regular basis by larger numbers of bats.	**Structures:** one emergence/re-entry survey between May and August. **Trees:** No further survey required but precautionary methods of felling recommended.
Negligible Suitability	Negligible habitat features on site likely to be used by roosting bats.	No further work required.

2.3.2 Commuting and Foraging Bats

The site was assessed for its suitability for use by commuting and foraging bats.

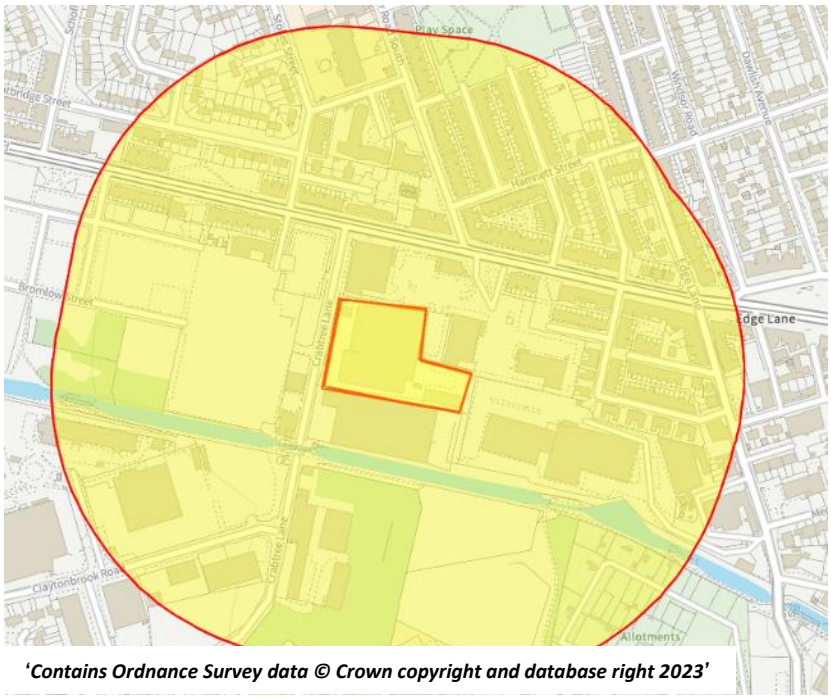
The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 3rd edition (Collins, 2016). The categorisation within this report is based on that set out in Table 4, which is used as a basis for determining the requirement for further surveys.

Table 4 – Suitability of Site for Foraging and Commuting Bats (adapted from Collins, 2016)

Category of Suitability	Typical Characteristics
High Suitability	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting or foraging bats such as; river valleys, streams, hedgerows, lines of trees or woodland edge. Site is close to or connected to known roosts.
Moderate Suitability	Continuous habitat connected to the wider landscape that could be used by commuting bats such as lines of trees, scrub or linked back gardens. Habitat connected to wider landscape that could be used for bats for foraging such as; trees, scrub, grassland or water.
Low Suitability	Habitat that could be used by small number of commuting bats such as; defunct hedgerow, isolated features not well connected to surrounding habitat or Isolated habitat that could be used by a small number of foraging bats such as a lone tree or patch of scrub.
Negligible Suitability	No features on site suitable for use by commuting and foraging bats.

2.4 Habitat Suitability Index

No ponds were present on site or within 250m of the site (see Section 3.3.5 for further details). As great crested newts' upper dispersal limit is generally considered to be up to 250m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not assessed due to limited connectivity (English Nature, 2001).



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Figure 2 – Ponds onsite and within 250m

2.5 Constraints to the Survey

Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

This PEA does not constitute a full botanical survey. The protected species assessment provides a view of the likelihood of protected species occurring on the site based on the known distribution of species in the local area and the suitability of the habitat.

It should not, however, be taken as providing a full and definitive survey of any protected species group.

Where a lack of records is found during the desk search for a defined geographical area, it does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

2.6 Lifespan of Report

In accordance with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of **18 months** from the date of the survey (i.e. until January 2025). After this date, this assessment should be reviewed to determine whether any updated surveys are required.

2.7 Definitions

For the purposes of this report, the term 'protected and notable species' relates to:

- Species included on Schedules 2 and 4 of *The Conservation of Habitats and Species Regulations 2017*;
- Species included on Schedules 1, 5 and 8 of the *Wildlife and Countryside Act 1981* (as amended), excluding species that are only protected in relation to their sale (see section 9[5] and 13[2]);
- Invasive non-native species included on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended);
- Species of principal importance for the conservation of/maintaining and enhancing biodiversity as required under: Section 41 of the *Natural Environment and Rural Communities Act 2006* (England), Section 7 of the *Environment (Wales) Act 2016*, Section 2[4] of the *Nature Conservation (Scotland) Act 2004*;
- Local species of importance as identified within various local biodiversity action plans; and,
- Badgers, which are protected under the *Protection of Badgers Act 1992*.

3 Baseline Ecological Conditions

3.1 Desk Study

3.1.1 Site Location

The site is located in the urban area of Openshaw, approximately 4.7km east of Manchester City Centre. It is immediately surrounded by industrial and commercial units, with Crabtree Lane forming the western site boundary. Approximately 70m south of the site is the Ashton Canal, and approximately 80m to the north of the site is Ashton New Road (A662). The wider landscape is comprised predominantly of residential development and a number of public parks, including Hewlett Johnson Playing Fields and Copperas Field. The site is also around 1km south of Clayton Vale, a designated Local Nature Reserve containing deciduous woodland Priority Habitat and a stretch of the River Medlock.

It is anticipated these habitats will provide suitable foraging, resting, and commuting resources within the local area for a variety of wildlife, such as birds, bats, and other terrestrial mammals.

3.1.2 Designated Sites

One site that forms part of the National Site Network was located within 5km of the site boundary. Three non-statutory designated sites were located within 1km of the site and are detailed within Table 6.

Table 6 – Designated Sites within the Search Areas

Designated Site	Approx. Distance from Site	Details
Statutory designated sites		
Rochdale Canal SAC & SSSI	2.7km north	This site is designated for the significant populations of floating water-plantain (Luronium natans) and diversity of pondweed species (Potamogeton sp.) supported within the predominantly mesotrophic waters.
Non-statutory designated sites		
Ashton Canal East and West	60m south	A navigable canal, dredged in the 1970's and reopened in 1974. The canal is an important wildlife corridor linking Ashton with Manchester via Openshaw and provides an important accessible natural greenspace in an otherwise urban landscape. Canals are a Greater Manchester Biodiversity Habitat.
Clayton Vale LNR	850m north	Once the ash tip for east Manchester's power station, Clayton Vale was greened up in the 1980's and since recent investment, is a key green space within the Medlock River Valley. It is a Local Nature Reserve and is a great place for families to enjoy woodland and riverside walks, cycling, picnicking or pond dipping

The site also falls within the Impact Risk Zone of the following Statutory Sites, based on consultation with MAGIC:

- Rochdale Canal SAC & SSSI – As detailed in Table 6.

- Hollinwood Branch Canal SSSI – Located approximately 2.5km north-east of the site. The canal is the best example of a mesotrophic standing water system in Greater Manchester and Merseyside. The main habitats are open water, swamp and tall fen. Damp unimproved neutral grassland occurs on the eastern bank and unimproved neutral grassland, scattered trees and shrubs and a hedge to the west.
- Huddersfield Narrow Canal SSSI – Located approximately 4.7km east of the site. The canal is the best example of a flowing eutrophic water system in Greater Manchester, and the second best canal, differing from the mesotrophic Hollinwood Branch Canal SSSI, in being less acidic and faster flowing and in having a deeper profile which limits the extent of emergent species. The main habitats present are standing and running water, swamp, tall fen and fragmentary marginal vegetation. Unimproved and semi-improved neutral and acidic grassland, scattered shrubs and areas of bracken occur along the towpath and canal banks.

3.1.3 Flora and Fauna

The following section summarises protected and/or notable species records that have been recorded within 1km of the site.

Invertebrates

One record of cinnabar moth (*Tyria jacobaeae*) was returned within the data search located within 1km of the site dated 2020.

Cinnabar moth are listed on Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006.

Reptiles

Two records of slow-worm (*Anguis fragilis*) were received within the data search, located within 1km of the site at Edge Lane allotments dated 2008.

This species is listed on Section 41 of the NERC Act (2006) and on the Wildlife and Countryside Act (1981).

Birds

A total of 14 records of protected or notable birds were returned within 1km of the site as detailed in Table 7.

Table 7 – Protected or notable birds recorded within 1km

Scientific Name	Common Name	Protection	Closest Record to Site	
			Approx. Min. Distance (m)	Date
Prunella modularis	Dunnock	BoCC5**, S41****	850m	2018
Larus argentatus	Herring gull	BoCC5*, S41****	850m	2020
Passer domesticus	House sparrow	BoCC5*, S41****	680m	2020
Alauda arvensis	Skylark	BoCC5*, S41****	730m	2011
Sturnus vulgaris	Starling	BoCC5*, S41****	840m	2020

Scientific Name	Common Name	Protection	Closest Record to Site	
			Approx. Min. Distance (m)	Date

* Red list of BoCC5 (2021)
** Amber list of BoCC5 (2021)
*** Black list BoCC5 (2021)
**** Section 41 of the NERC Act (2006)
***** Schedule 1 of the WCA (1981)

Bats

A total of 80 records relating to bat species were returned within the data search including unidentified bat species (*Chiroptera* sp.), unidentified pipistrelle species (*Pipistrellus* sp.), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), myotis species (*Myotis* sp.), and noctule (*Nyctalus noctula*).

Six of these records concerned bat roosts, with the closest located approximately 250m north of the site relating to a mixed sex maternity roost of common pipistrelle from 2014.

The remaining records were attributed to field observations, with the closest located approximately 150m south of the site concerning two common pipistrelle foraging along lane/canal.

All species of bat returned are listed as European Protected Species (EPS) through the Habitats and Species Regulations (2017), the WCA (1981), and the Greater Manchester BAP (GMBAP). Noctule and soprano pipistrelle are further listed on Section 41 of the NERC Act (2006).

A search of MAGiC revealed that no European Protected Species Licences relating to bats were present within 1km of the site.

Hedgehog

Four records of hedgehog were returned with 1km of the site, with the closest record located approximately 420m north-east of the site from 2021.

Hedgehog are listed on Section 41 of the NERC Act (2006).

Badger

Four records of badger setts were returned within the data search all located within 1km of the site, with the most recent dated 2021.

Badgers are protected through the Protection of Badgers Act (1992).

No Records Returned

The data search returned no records for:

- Invasive non-native species
- Amphibians – No granted EPSLs relating to GCN within 1km.
- Hazel dormice (*Muscardinus avellanarius*)
- White-clawed crayfish
- Red squirrel (*Sciurus vulgaris*)
- Water vole

- Badger
- Otter

3.2 Field Survey

The site habitats and accompanying Target Notes are presented in the UKHab Habitat Map in Appendix 3.

Secondary codes are added to confirm the identity of a habitat (when necessary), and also to provide information on management and the environment relating to that habitat parcel. The number and type of secondary codes added to a primary habitat will vary depending on the habitats present. There is no limit to the number of secondary codes that can be used for a single parcel. More details regarding the secondary codes used can be found in Appendix 3.

3.2.1 Buildings

There are a total of six buildings present on site, comprising a mixture of old warehouse units and storage sheds. These buildings are associated with the former use of the site as a specialist printing operation. Buildings 3, 4, and 5 are the main warehouse units on site and are all connected internally. More details regarding each building can be found in Appendix 2.



Photograph 1 – Building 1



Photograph 2 – Building 2



Photograph 3 – Buildings 3, 4, and 5



Photograph 4 – Building 6

3.2.2 Developed Land; Sealed Surface

The majority of the outdoor space is hardstanding, used as access routes and parking around the buildings. It is unmanaged and has buddleia (*Buddleja davidii*) growing up through it, particularly to the

west of the site. As the areas of scrub are below the minimum mapping unit value (25m²) they have been categorised within the habitat map using a secondary code (10 - scattered scrub – see Appendix 3)



Photograph 5 – Hardstanding



Photograph 6 – Hardstanding

3.2.3 Mixed Scrub

Two distinct areas of mixed scrub are present on site.

The first is a small area of scrub present to the north-west of the site, surrounding B6. This habitat appears unmanaged and has begun to grow over B5 and over the site boundary wall. This scrub habitat is predominantly comprised of dense mature buddleia, with some semi-mature elder (*Sambucus nigra*), bryony (*Bryonia diocia*), willow (*Salix* spp,), and cherry laurel (*Prunus laurocerasus*). Ivy (*Hedera helix*) is also present on both tree trunks and climbing the walls of B5 and B6.

The second area of scrub is present to the east of the site, surrounding B1. This habitat is unmanaged and contains large amounts of mature buddleia, with silver birch (*Betula pendula*), lime (*Tilia* spp.), firethorn (*Pyracantha* spp.), huckleberry (*Vaccinium arboretum*), willow, field maple (*Acer campestre*), dogwood (*Cornus sanguinea*) and bramble (*Rubus fruticosus* agg.). The ground layer was predominantly grassland species such as tufted hairgrass (*Deschampsia cespitosa*), fescue (*Festuca* spp.), perennial ryegrass (*Lolium perenne*), cleavers (*Galium aparine*), herb robert (*Geranium robertianum*), dandelion (*Taraxacum* spp.), willowherb (*Epilobium* spp.) and ivy.



Photograph 7 – Mixed Scrub 1



Photograph 8 – Mixed Scrub 2

3.2.4 Modified Grassland

A strip of grassland runs along the southern site boundary, that appears to have largely colonised the land between the site and the neighbouring development, which may have previously been an artificial

unvegetated, unsealed surface. This habitat is unmanaged with a varied sward height and some litter present.

This habitat contains grass species such as perennial ryegrass, sweet vernal grass (*Anthoxanthum odoratum*), and crested dog's tail (*Cynosurus cristatus*), as well as herb species including common nettle (*Urtica diocia*), broad-leaved dock (*Rumex obtusifolius*), yellow avens (*Geum aleppicum*), and willowherb, and flowering plants such as ivy-leaved toadflax (*Cymbalaria muralis*), herb robert, clover (*Trifolium* spp.), dandelion and buttercup (*Ranunculus* app.). There is also some scattered buddleia and bramble scrub along the edges of the grassland that have been categorised using a secondary code (10 - scattered scrub – see Appendix 3).



Photograph 9 – Modified grassland strip



Photograph 10 – Modified grassland strip

3.2.5 Sparsely Vegetated Land – Ruderal/Ephemeral

An area of sparsely vegetated land is present to the east of building B4, comprised of an unsealed gravel surface with ruderal grassland and scrub vegetation growing through. Species present include young birch (*Betula* spp.), buddleia, willow, firethorn and poplar (*Populus* spp.) saplings, as well as perennial ryegrass, ribwort plantain (*Plantago lanceolata*), willowherb, ragwort (*Jacobaea vulgaris*), Yorkshire fog (*Holcus lanatus*), chickweed (*Stellaria media*), herb robert and dandelion. There is a wet area to the east of this habitat, and a concreted area to the west towards building B4 which is being colonised by grasses, buddleia and moss (*Bryophyta* spp.).



Photograph 11 – Sparsely vegetated land



Photograph 12 – Sparsely vegetated land

3.2.6 Lines of Trees

Three lines of trees are present within the site extent.

The first line of trees is present along the western edge of buildings 5 and 5 and is approximately 38m in length. Trees appear to have been planted within concrete planters for ornamental purposes, but have been unmanaged and matured, forming a continuous line of trees. Species present include hazel, holly (*Ilex aquifolium*), buddleia, dog rose (*Rosa canina*), Amelanchier (*Amelanchier* spp.), weigela (*Weigela* spp.), and Japanese laurel (*Aucuba japonica*). There is an understory of plants that have colonised the concrete beneath, including bramble, nettle, meadowsweet (*Spirea* spp.), and herb robert.

A second line of trees runs along the boundary wall to the west of the site and is approximately 28m in length. These trees have also been planted within concrete planters and have developed into a line of trees as a result of being unmanaged. Species present include buddleia, hazel, mature Japanese cherry (*prunus serrulata*), dog rose, hawthorn (*Crataegus monogyna*), wild cherry (*Prunus avium*), field maple, and elder. This line of trees also had an understory of plants that had colonised the concrete below, including ivy, nettles, herb robert and groundsel (*Senecio vulgaris*).

A third line of trees is present to the north of building B1, to the east of the site, and is approximately 33m in length. This line of trees is unmanaged and is comprised of mature scrub species and young trees, such as willow, hazel, buddleia, and dog rose, with an under canopy of snowberry (*Symphoricarpos albus*) and bramble. The ground layer contains willowherb and a similar species composition to the adjacent sparsely vegetated land.



Photograph 13 – Line of trees 1



Photograph 14 – Line of trees 2



Photograph 15 – Line of trees 3

3.2.7 Scattered Trees

Four mature trees are present within the mixed scrub habitat to the south of building B1, and their roots are beginning to encroach into the building's footprint. They are positioned in a line; however, their combined canopy cover is below the minimum length (20m) to be considered a line of trees. All trees are medium size, and the group is comprised of willow and sycamore (*Acer pseudoplatanus*).



Photograph 16 – Scattered trees

3.3 Site Suitability for Protected and Notable Species

3.3.1 Species Discounted from Assessment

Water vole, otter and white-clawed crayfish have been discounted from assessment as no aquatic habitats are located on site or within proximity. The closest aquatic habitat is located approximately 70m south of the site, relating to the Ashton Canal, however, the site provides negligible value to these species and are not anticipated to be present on site.

Hazel dormouse mainly occur in southern counties, especially in Devon, Somerset, Sussex and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews *et al*., 2018). The species are not generally known to be present within the area (Wembridge *et al*., 2016). The habitats on site are of limited value due to limited areas of extensive woodland and scrub. As such, the species are reasonably discounted from site.

Red squirrel have been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and are not known to be present in the area; with no previous records returned in the data search. It is anticipated that high abundances of grey squirrel (*Sciurus carolinensis*) are present within this region (Shuttleworth/RSST n.d.). This species will displace red squirrel through competition as well as cause increased red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

3.3.2 Vascular Plants

The site provides limited potential for notable vascular plants to establish on site, comprising predominantly urban habitats of hardstanding and buildings. Some scrub and grassland habitat has colonised on site but this relatively small in extent and no notable species were identified on site during the field survey.

Notable vascular plant species are reasonably discounted from the site.

3.3.3 Invertebrates

No deadwood, aquatic habitats or high floristic diversity was located on site which would provide an important resource for invertebrates during their life cycle. It is anticipated common species will be present due to the minimal management on site.

Overall, the presence of notable invertebrates within the site is reasonably discounted.

3.3.4 Amphibians

No ponds were located within site or within 250m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250m from a waterbody (though occurrence of greater distances does exist), great crested newts are not anticipated to be present on site (English Nature, 2001).

The site comprised a mosaic of unmanaged habitats which may provide suitable foraging resources and cover for common amphibians such as common toad (*Bufo bufo*). Ornamental water bodies may be located within nearby residential gardens which may provide suitable conditions for breeding common amphibians.

The presence of great crested newts within the site is reasonably discounted, though common amphibians may occur on site.

3.3.5 Reptiles

The site was found to provide limited value for reptiles, given the majority of the site comprised semi-improved grassland, buildings and hardstanding areas, which lack the structure and habitat quality to support the species group. The woodland and scrub habitats could provide some terrestrial cover for the species, though these are generally confined to the boundaries.

Overall, the habitats on site were of limited value and no records of the species group were identified. Reptiles are not considered to be present on site.

3.3.6 Birds

Ground Nesting

The site provides limited value to ground nesting birds comprising predominantly developed land which does not hold suitable shelter or camouflage for ground nests. Areas of grassland and woodland are present within the wider area that would provide higher quality, more suitable habitat that would likely be used preferentially over the site.

Ground nesting birds are not anticipated to be present on site.

Passerine

The site scrub and trees offer suitable habitats for nesting birds. Several bird species were observed during the site visit within the site extent, including blue tit (*Cyanistes caeruleus*), robin (*Erithacus rubecula*), magpie (*Pica pica*), feral pigeon (*Columba livia*), and herring gull. As a result, it is likely that birds use these habitats to nest in during the nesting season.

The site was confirmed to provide value for nesting birds.

Wintering

The site provides limited potential for over wintering bird species with little sheltering opportunities present within the site and no food source such as cereal crop that would sustain an overwintering crop.

Overwintering birds are reasonably discounted from the site.

Birds of prey

The site provides some potential for birds of prey with foraging and nesting opportunities present within the site. The trees may provide nesting value to traditional stick nest building species and prey species such as rodents and smaller birds are anticipated to be present on site.

As such, birds of prey may be present on site, however activity is anticipated to be limited.

3.3.7 Bats

Preliminary Roost Assessment

A PRA was completed on all structures and trees located on site. Please refer to Appendix 2 for the results of the PRA and imagery of Potential Roosting Features (PRF) identified during the survey.

In summary, all of the structures on site were assessed as providing negligible bat roosting potential.

Commuting and Foraging Bats

The habitats on site are anticipated to provide some value for foraging bats due to the limited areas of scrub and trees that may attract invertebrate prey. The site is also located in the vicinity of other suitable commuting and foraging habitat, namely Ashton Canal to the south and open, unmanaged green space to the west. Due to the size and extent of the site, it was assessed as providing low commuting and foraging value compared to the wider environment.

The site does not have the potential to support roosting bats whilst the unmanaged habitats may provide some foraging value.

3.3.8 Hedgehog

The scrub habitats will provide suitable cover and foraging habitats for the species.

Hedgehog are potentially present within the site.

3.3.9 Badger

The site provides limited potential for badger, with no suitable habitat present to aid sett creation. And no evidence of the species group was identified on site. However multiple records of the species group were returned within the data search with the most recent being dated 2021. The limited scrub habitats on site will provide some foraging value to badger and as such the species group cannot be reasonably discounted from the site.

Badger may be present on site occasionally.

3.4 Invasive Species

3.4.1 Flora

No invasive, non-native species were present on the site at the time of the field survey. However, it should be noted that some invasive non-native plants are very fast spreading and therefore the potential for these species to be introduced to the site at a later date cannot be ruled out.

4 Ecological Constraints and Recommended Mitigation

4.1 Proposed Development

Chancerygate (Manchester) Limited are proposing to develop land at the Former Walkers Site, Manchester. The proposals include the demolition of the existing buildings on site and the erection of 9 new industrial units with associated hard and soft landscaping.

4.2 Designated Sites

The site is located within the impact risk zone for three SSSIs within the local area, the closest being Hollinwood Branch Canal SSSI, located approximately 2.5km north-east of the site. It is anticipated that the designated sites are a sufficient distance away and are separated by anthropogenic barriers such as the residential areas, that no impacts as a result of development are anticipated.

Three non-statutory LWSs are located within 1 km of the site boundary. With Ashton Canal East LWS and West LWS located within 60m of the site. Due to the nature of the proposals, it is not anticipated that these sites will receive any significant increase in footfall post development. However, there is the possibility that construction works may have an impact on the Local Wildlife Sites through water pollution.

Therefore, it is recommended that a detailed Construction and Environment Management Plan (CEMP) specific to the proposed development is created (and adhered to throughout the course of construction works) to avoid, minimise and mitigate for negative impacts resulting from construction practices on all habitats surrounding the site.

This plan will detail measures to avoid, minimise or mitigate any potential negative effects caused by construction practices on the environment on and surrounding the site including:

- The control of run-off from areas of arisings to prevent any pollutants/contaminants entering nearby waterbodies.
- Appropriate measures to suppress dust during hot, dry and/or windy conditions.
- Excavations should be sealed overnight or should have at least one shallow-sloping side to allow any animals that may fall in to escape.
- An ecologist should be contacted for advice should any protected species be discovered during construction.

4.3 Habitats

The site comprised habitats that were found to be widespread within the local area; however, they did contain value for wildlife such as bats, birds, and terrestrial mammals. The scrub and trees are of highest value, though the buildings may provide suitable nesting opportunities for birds also.

4.3.1 Trees

Generally, the protection measures of retained trees will be through the use of temporary protective demarcation fencing to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.

The fencing will be in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.

It is recommended that replacement tree planting at a 1:3 ratio is required to compensate for loss of any trees. It is recommended that the planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species.

4.4 Fauna

4.4.1 Amphibians

Great crested newts were deemed unlikely to be present on site and no further consideration for the species is required. However, there is a possibility that common amphibians such as common toad may be present on site.

It is recommended that Reasonable Avoidance Measures are to be followed during site clearance. All site contractors are to be inducted to the potential presence of the species. Any debris is to be cleared by hand, and any common amphibians located moved carefully, by hand, to outside of the development area.

4.4.2 Birds

Vegetation removal should be undertaken outside of the breeding bird season (March to September, inclusive). If this is not possible, a suitably experienced ecologist should check the habitat for breeding bird activity no more than 48 hours before clearance. If nesting activity is found, nests must be left in situ until the young have fledged.

The site has been assessed to provide some suitable habitat for nesting birds, therefore it is recommended that the landscape scheme for this site contains a range of habitats such as scrub and trees, which will provide suitable shelter and nesting habitat for a range of bird species which are likely to be present in the surrounding area.

4.4.3 Bats

Roosting Bats

As stated in Section 3.3.7, all structures on site were assessed as having negligible bat roosting potential. As such, no further surveys are required relating to bats.

Foraging and Commuting Bats

The site was assessed as being of low value to commuting and foraging bats. It is recommended that the landscape designs for this site contain a mix of native plant species and those known to be of value to native invertebrate species, providing additional value to local bat populations as a foraging resource.

Slow-flying species such as brown long-eared and Myotis species, which are known to be in the local area, are sensitive to lighting and may be impacted by the proposed development, should no mitigation for lighting be considered.

Lighting mitigation should follow the guidance outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018).

Construction lighting should not be directed towards retained and surrounding habitats including the broadleaved woodland and grassland. The construction lighting may impact bats which are sensitive to

light. Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Internal lighting should be positioned away from windows to minimise light spill, where appropriate.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres, and hoods, that effectively contain light spill from unintended areas, where appropriate.
- The use of hard landscaping features to block light and create dark corridors.
- Avoid illuminating any suitable retained bat habitats, particularly the scrub and lines of trees, that are potential commuting and foraging habitat for bats.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use, where appropriate.
- Column heights of lighting can be considered to minimise light spill.

4.4.4 Hedgehog

Hedgehog may be present on site, as such checks for hedgehogs should be carried out prior to grassland and scrub removal to avoid harming this species during works.

4.4.5 Badgers

No evidence of badger was found on site during the walkover. However, badger are a highly mobile species group and records were returned within the data search as recently as 2021. As such, the following Precautionary Working Methods will be adhered to during construction phase to ensure that no badgers are impacted by the proposed development:

- All site operatives will be inducted to the potential presence of the species and the species legal protection.
- All site operatives will be inducted as to identifying potential badger setts and should be vigilant if they suspect they locate a new sett during works and inform the site manager immediately. A minimum 20m buffer will be maintained from the potential sett until an ecologist has been to site.
- All excavations will be battened at a 45-degree angle or ramps to be positioned to allow escape should animals become trapped.

- All site machinery and materials will be appropriately stored to avoid harm to the species, notably between July and November each year when extra care is needed to avoid potential impacts on pregnant females.

5 Further Surveys

Based on the redline boundary and current proposals for the site no further surveys are required to inform the planning application. However, should the redline boundary or the proposals for the scheme change, an experienced ecologist should review the project.

6 Conclusion

The PEA has met the objectives of the report, by demonstrating the following:

- The major habitats identified on site included developed land; sealed surface, buildings, mixed scrub, modified grassland, sparsely vegetated land, and lines of trees and are detailed in Section 3.
- Potential ecological constraints identified included common amphibians, nesting birds, commuting and foraging bats, hedgehog and badger and are detailed in Section 4.
- Mitigation recommendations to be completed prior and during the construction phase for common amphibians, nesting birds, commuting and foraging bats, hedgehog and badger have been detailed in Section 4.
- No further surveys are required to determine presence or absence and inform relevant mitigation requirements, detailed in Section 5.

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Appendix 1 – Relevant Legislation

Legislation relating to European Protected Species (e.g. bats, otter, great crested newt)

European Protected Species and their resting places (e.g. bat roosts) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CRoW) Act 2000, and the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 transpose the European Union's 'Habitats Directive' (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into UK law. The Regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' (EPS), and the adaptation of planning and other controls for the protection of European Sites. EPS are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to:

- Intentionally kill, injure or take certain animals listed in Schedule 5;
- Intentionally or recklessly damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Intentionally or recklessly disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any structure or place which any such animal uses for shelter or protection.

In addition, under this legislation there are offences relating to sale, possession and control of wild animals listed in Schedule 5.

- Under the Conservation of Habitats and Species Regulations 2017 it is an offence to:
- Deliberately capture, injure or kill any wild animal listed as a European Protected Species;
- Deliberately disturb wild animals of any such species in such a way as to be likely:
- to impair their ability:
    - to survive, to breed or reproduce, or to rear or nurture their young, or;
    - in the case of animals of a hibernating or migratory species, to hibernate or migrate, or;
- to affect significantly the local distribution or abundance of the species to which they belong.
- Deliberately take or destroy the eggs of such an animal, or;
- Damage or destroy a breeding site or resting place of such an animal.

In addition, under this legislation there are offences relating to possession, control sale and exchange of an EPS.

Great crested newt, otter and several species of bat are listed as a SoPI under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Legislation for amphibians (other than great crested newt)

Under the Wildlife and Countryside Act 1981 (as amended) the four widespread amphibian species, smooth newt (*Triturus vulgaris*), palmate newt (*Triturus helveticus*), common toad and common frog (*Rana temporaria*) receive limited protection through section 9(5) only which makes selling, offering for sale, possessing or transporting for the purpose of sale (live or dead animal, part or derivative) an offence.

Common toad is listed as a SoPI under Section 41 of the NERC Act 2006.

Legislation relating to breeding birds

All birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981 (as amended) and it is an offence, with certain exceptions, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;
- Intentionally take or destroy the egg of any wild bird; and
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building or is in, on or near a nest with eggs or young; or disturb the dependent young of such a bird.

Schedule 1 of the Wildlife and Countryside Act 1981 provides further protection for selected species (including peregrine falcon (*Falco peregrinus*), barn owl (*Tyto alba*), little ringed plover (*Charadrius dubius*) and black redstart (*Phoenicurus ochruros*) during the breeding season. If any person intentionally or recklessly disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or disturb dependent young of such a bird. That person shall be guilty of an offence.

A number of bird species are listed as SoPI under Section 41 of the NERC Act 2006.

Conservation status - Birds of Conservation Concern (Eaton et al. 2015)

The UK's leading bird conservation organisations have worked together on the third quantitative review of the status of the birds that occur regularly in the UK, updating the last review in 2011. The status of birds within the UK have been regularly monitored through a series of surveys, including the national Breeding Bird Survey, Common Bird Census, sea bird monitoring programs and wetland monitoring programs. The result of this review and continued monitoring is The Population Status of Birds in the UK, Birds of Conservation Concern 4: 2015.

Birds are assessed against criteria to place each species on one of three alert lists, red, amber or green. Red list species are considered to be of high conservation concern, being either globally threatened, having historical UK population declines, having a rapid population decline or breeding range contraction of 50% or more in the last 25 years.

Amber list species are considered to be of medium conservation concern as they meet one or more of the following criteria (but none of the red list criteria):Red listed for historical decline in a previous review but with substantial recent recovery (more than doubled in the last 25 years), a UK breeding range contraction of between 25% and 49%, a reduction of breeding or non-breeding population of 25-49% in the last 25 years, a 5-year mean of 1-300 breeding pairs in the UK, an unfavourable European conservation status, at least 50% of the UK breeding population found in 10 or fewer sites, or where the breeding population in the UK represents 20% or more of the European breeding populations.

Green list species are considered to be of low conservation concern. They include all regularly occurring species that do not qualify under any of the red or amber criteria are green listed. The green list also includes those species listed as recovering from Historical Decline in the last review that have continued to recover and do not qualify under any of the other criteria.

Legislation relating to badger

Badgers are protected under the Protection of Badgers Act 1992 (as amended) which makes it an offence to:

- wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so;
- intentionally or recklessly damage, destroy or obstruct access to a badger sett; and
- disturb a badger when it is occupying a sett.

These provisions have implications for construction or preparation works undertaken in the vicinity of an active sett and may be confounded by distance from the sett entrance. Any works resulting in ground penetration, vibration or noise near an identified badger sett entrance/s have the potential to disturb badgers and advice should be sought from a suitably experienced ecologist under such circumstances. If disturbance to an active sett is probable, then a licence may need to be obtained from Natural England before any works commence.

Legislation relating to invasive plant species

Several non-native invasive plant species such as Himalayan balsam (*Impatiens glandulifera*), giant hogweed (*Heracleum mantegazzianum*), Japanese rose (*Rosa rugosa*), variegated yellow archangel (*Lamiastrum galeobdolon*), rhododendron (*Rhododendron ponticum*) and Japanese knotweed (*Reynoutria japonica*) are listed under Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended), which makes it an offence to '...plant or otherwise cause the species to grow in the wild'. This includes spreading or transferring contaminated soil from one area to another.

Estate Managers and landowners have a duty to pro-actively treat knotweed outbreaks. Under the Natural Environment and Rural Communities Act 2006 (NERC), subsection 14ZA (1), makes it is an offence to sell, offer or expose for sale, or to have in one's possession or transport for the purpose of sale, any Schedule 9 animal or plant or anything from which such an animal or plant can be propagated, including rhizomes of Japanese knotweed. Under subsection 14ZA (2) it is also an offence to publish or cause to be published any advertisement for the purchase or sale of these animals and plants.

The Environmental Protection Act 1990 (EPA 1990) contains a number of legal provisions concerning controlled waste. Any Japanese knotweed contaminated soil or plant material that is intended for discard is likely to be classified as controlled waste.

The Environmental Protection (Duty of Care) regulations 1991 also imposes a 'duty of care' on persons concerned with controlled waste, which includes any materials incorporating Japanese knotweed including soil, grass cuttings, general wastes and ash arising from the burning of knotweed. The duty applies to any person, who produces, imports, carries, keeps, treats or disposes of controlled waste. Failure to appropriately dispose of any material containing Japanese knotweed may lead to prosecution under Section 33 and 34 of the EPA 1990 and Section 14 (2) of the Wildlife & Countryside Act 1981 (as amended).

If knotweed stands are to be treated with herbicides, The Control of Pesticides Regulations (1986) applies. These regulations require any person who uses a pesticide to take all reasonable precautions to protect

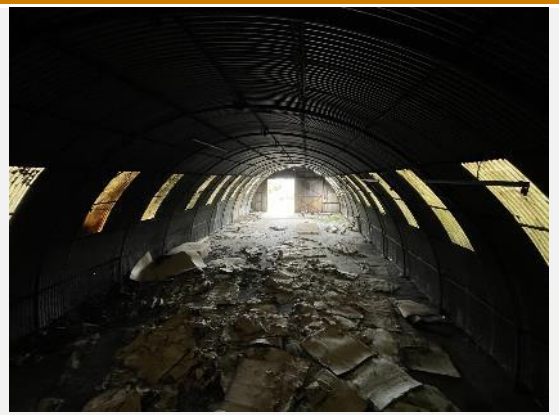
the health of human beings, creatures and plants, safeguard the environment and in particular avoid the pollution of water. If pesticides are to be used in or near to a watercourse, the Environment Agency should be contacted, and approval must be sought (application to use herbicides in or near water).

Waste leaving the site must be handled responsibly and in accordance with the law at all stages between its production and final recovery or disposal. Waste must be transferred to an authorised person, who is either a registered waste carrier or exempted from registration by the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991.

Additional legislation regarding the transport of Japanese knotweed contaminated materials is covered by the Hazardous Waste Regulations 2005 (HWR 2005). This contains provisions about the handling and movement of hazardous waste. Consignment notes must be completed when any hazardous waste is transferred, which includes details about the hazardous waste properties and any handling requirements. Untreated Japanese knotweed is not classed as hazardous waste, but material containing knotweed which has been treated with certain herbicides, may be classified as hazardous waste.

If any waste soil or knotweed is sent for landfill either before or after treatment, it must go to a landfill that is authorised to receive it.

Appendix 2 – Preliminary Roost Assessment

Building Reference	Description	Evidence		Category of Suitability
B1	Building 1 comprised a steel storage shed constructed of single layer corrugated metal sheeting. Internally the building was a large, sheltered space open to the environment through a permanently pen door. Evidence of arson was present inside with remnants of fire and burnt boxes present. There were no suitable roosting features present within the structure.			Negligible
B2	Building 2 was a small single storey brick building comprising a single room with a flat roof. Multiple defects were present within the brickwork however, there was no cavity wall present and no other suitable features that could support a bat roost.			Negligible

Building Reference	Description	Evidence	Category of Suitability
			
B3	Building 3 was a modern warehouse unit comprised of breezeblock and metal sheeting. The building had a pitched roof also constructed of metal panelling. Internally the building was an abandoned warehouse with well-sealed breezeblock walls and metal cladding. Sky lights in the roof provided lots of natural light within	 	Negligible

Building Reference	Description	Evidence	Category of Suitability
	the room. There was an internal connectivity to B4. The structure was well sealed with no obvious access points or defects. No suitable roosting features were identified.	 	

Building Reference	Description	Evidence		Category of Suitability
B4	Building 4 was a large brick warehouse unit with a pitched felt roof. The brick work was predominantly in good condition, with only minor defects present in the gable ends. Internally the building comprised an abandoned warehouse unit with connectivity between B3 and B5. The external features identified were visible internally providing potential access into the building, however, there were no cavity walls present that could provide roosting features and the internal rooms were open with no loft void or wooden beams. As such the building provides negligible roosting features.			Negligible

Building Reference	Description	Evidence	Category of Suitability
		   	

Building Reference	Description	Evidence	Category of Suitability
			
B5	Building 5 comprised the largest warehouse unit on-site. Constructed of brick with a flat and domed felt roof. The majority of the brick work was in good condition with only minor defects on the eastern façade. Internally the building comprised an abandoned warehouse floor and offices. The roof had collapsed in within one area that provides	 	Negligible

Building Reference	Description	Evidence	Category of Suitability
	access into the building however the internal structures were well sealed and with parts of the roof showing evidence of water damage. The external features identified were located internally and seen to provide potential access into the building, although there were no suitable roosting features present.	  	

Building Reference	Description	Evidence		Category of Suitability
B6	Building 6 was a small single storey brick, building with a flat roof. The building appeared to be well sealed with no suitable roosting features present.			Negligible

Appendix 3 – Habitat Map and Target Notes

Hierarchical code	Code	Meaning
Primary Code	g4	Modified grassland
	h3h	Mixed scrub
	w1g6	Line of trees
	s	Sparsely vegetated land
	u1b	Developed land; sealed surface
	u1b5	Buildings
Secondary Code	10	Scattered scrub
	11	Scattered trees
	16	Tall herb
	17	Ruderal/ephemeral
	56	Young trees – planted
	78	Abandoned
	80	Unmanaged
	189	Scattered grass



Do not scale this drawing (printed or electronic version).
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Legend

- Red Line Boundary
- Line of trees
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Urban
- Building
- Urban Tree

N

0 0.010.01 0.02 Kilometers

URBAN GREEN

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Client: **Chancery Gate**

Project: **Former Walkers Site, Crabtree Lane**

Title: **UKHAB Habitat Map**

Issue: **04**

Drawn:	Checked:	Approved:
CL	SB	SC

Project:	Scale @ A3:	Date:
UG2066	1:700	03/08/2023

Dwg No:	Revision:
UG_2066_ECO_HM_04	01