

Site Address

348 Droylsden Road, Newton Heath, Manchester. M40 1GF.

Proposed attached 4 bedroom new build property.

Section 1 – Sites and Habitats

Please answer ALL questions YES or NO by marking the appropriate box against each question	YES	NO	If you have answered ' YES ' to any of these, is it likely that the development would have an impact on the identified site? (see note 2) Please explain why / why not, or state if further information is provided (see below***)
1.1 Is the application site on or within 50m of a SSSI, SAC, SPA or Ramsar site? (see Note 1)		X	
1.2 Are any of the following present on or within 50m of the application site? N.B If yes, there may be a SNCI* LNR*, RIGS*, Priority Habitat**, or other important feature within or adjacent to the application site see Note 3 for further information on identifying these.			
a) Broad-leaved woodland		X	
b) Veteran (particularly old / large trees)		X	
c) Water course (rivers or streams)		X	
d) Lakes or ponds		X	
e) Wetlands or marshes		X	
f) Flower-rich meadow / grassland		X	
g) Water meadow		X	
h) Heathland		X	
i) Mature hedgerow		X	

--	--	--	--

*SNCI Site of Nature Conservation Interest.
 *LNR Local Nature Reserve
 *RIGS Regionally Important Geological /Geomorphological Sites

Section 2 – Species

Please answer ALL questions YES or NO by marking the appropriate box against each question.	YES	NO	If you have ticked YES to any of these, you will need to consider potential impacts to the following:	Survey / Report attached?
2.1 Will the proposed works affect existing buildings with ANY of the following features? (see Note 2)				
a) buildings with hanging tiles (see Note 5), timber cladding / weatherboarding where the building is within 200m of woodland or water		x	• Bats and bat roosts	
b) Pre-1960 buildings or structures within 200m of woodland and/or water		x		
c) pre-1914 buildings or structures within 400m of woodland and/or water		x		
d) pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location		x		
e) structures where there is known current or historic bat use		x		
2.2 Will the proposal affect trees with ANY of the following features?(see Note 2)				
a) Old and veteran trees		x	• Bats and bat roosts • Nesting Birds	
b) Trees with obvious holes, cracks, cavities or heavy vegetation		x		
c) Trees with a circumference greater than 1m at chest height		x		
2.3 Are there streams, rivers or lakes on or within 25m of the application site that would be affected (including their banks and adjacent habitat) by the development?		x	• Bat foraging habitat • Otters • Water vole • White-clawed crayfish	
2.4 Will the proposals affect (see				

<i>Note 2) ANY of the following features</i>				
a)	Deciduous (i.e. not mainly conifer) woodland?		x	• Bat foraging habitat • Dormice • Breeding birds • Badger
b)	Field hedgerows over 1m tall and over 0.5m thick?		x	
c)	Areas of scrub well-connected to woodland or hedgerows?		x	
2.5	Is the proposal within 200m of a pond, where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m ² (c.15m x15m)?		x	• Amphibians (particularly with respect to great crested newts)
2.6	Will the proposal affect mature/overgrown gardens over 0.25ha, or any rough grassland, derelict/brownfield land, railway land or allotments? (see <i>Note 2</i>)		x	• Reptiles • Breeding birds
2.7	Will the proposal affect flower-rich meadows or grassland on or directly adjacent to the site? (see <i>Note 2</i>)		x	• Breeding birds

Exceptions for When a Survey / Report may not be required

Survey / Reports may not be required in the following instances

- Following consultation by the applicant at the pre-application stage, the Local Planning Authority / Natural England has stated in writing that no protected species / habitat survey is required.
- If it is clear that protected species are not present, despite the guidance in the above table indicating that they are likely, the applicant / agent should provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or brief report).

A Biodiversity Checklist is required for all planning applications, with the following exceptions

- a material change in the use of land or buildings, unless it also involves operational development
- extensions to the time limits for implementing existing planning permissions
- development of land pursuant to section 73 (determination of applications to develop land without conditions previously attached) of the Town and Country Planning Act 1990.

Note 1

You can find out if your application site is on or near any of these sites from www.natureonthemap.org.uk.

SSSI	Site of Special Scientific Interest (designated and protected under UK law);
SAC	Special Area of Conservation;
SPA	Special Protection Area (these are designated and protected under EU law)
Ramsar site	Internationally important wetland, designated under the Ramsar Convention - these will also be SPAs / SACs and SSSIs

For more information see

<http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/default.aspx>

Note 2

Effects could be **DIRECT**, such as destruction, removal or modification, or **INDIRECT** through disturbance such as run-off, noise, dust, lighting or increased recreational use.

Note 3

Areas of designated Ancient Woodland and some Priority Habitats can be found on www.magic.gov.uk. The LPA's Local Plan Proposals Map may identify the location of any SNCIs. Ordnance Survey maps may also help.

Note 4

Avoidance	measures taken to avoid impacts (should be the first considerations);
Mitigation	measures which make unavoidable impacts less severe;
Compensation	measures which counterbalance remaining impacts, resulting in an overall no net loss of biodiversity

(NB 'Mitigation' as a general term or a 'mitigation strategy' is often used to cover all these processes).

Note 5

This checklist, where relating to potential impacts on bats, is adapted from the Bat Conservation Trust's guidelines which provide guidance on where bats might reasonably be likely to be found. However, bats can be found in other locations, types or areas of buildings. It is particularly important to note that where a building has

hanging tiles but is not within 200m of woodland or water, there is still potentially a reasonable likelihood of bats being present and a survey may be required in situations other than those specifically identified in this checklist.

(See <http://www.bats.org.uk/pages/guidanceforprofessionals.html>)

Important

This checklist can not include all protected species and all circumstances where they may be affected. Legislation relating to protected species applies in all circumstances and it is the responsibility of the developer to ensure that protected species and habitats are not impacted as a result of development. If protected species are found during the course of development, work should be halted and advice sought from Natural England or a qualified ecologist