



Preliminary Ecological Appraisal Report

Ardwick Green North, Cotter Street

Reference: 81-008-R1-1

Date: November 2022



PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Ardwick Green North
Cotter Street

Prepared for:
First Step Group Ltd

Report Ref: 81-008-R1-1
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EXECUTIVE SUMMARY

Site Address	Cotter Street, Ardwick Green North, M12 6PQ
Coordinates	E 385209, N 397292
Site Area	Approximately 0.1 ha
Current Site Use and Adjacent Site Use	The site comprised an area of disused land west of Cotter Street. The site comprised an area of hardstanding to the west with an area of vegetation to the east. Ardwick Green Park is located to the south of the site boundary, while commercial developments surround the site on all other aspects.
Designated Sites	The site is located within the Impact Risk Zone of Rochdale Canal Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC). No impacts on designated sites are anticipated as a result of development, based on their distance from the site and the small scale of the development.
Survey Results	The site was found to comprise hardstanding, poor semi-improved grassland, ephemeral/short perennial, introduced shrub, scattered scrub, dense scrub and two walls. The site was found to have the following potential ecological constraints: ✳ Opportunities for nesting birds within the scattered scrub, dense scrub and introduced shrub. ✳ Hedgehog are anticipated to be present within the surrounding area. ✳ Potential to support common amphibians in their terrestrial phase. ✳ It is recommended that bamboo is removed prior to development due to the damage it can cause to hardstanding.
Conclusions	No further surveys are required for the development to proceed. The following mitigation is recommended: ✳ If any vegetation requires removal, it should be removed outside of the breeding bird season (i.e works are to be completed outside of March to September inclusive). If this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 24 hrs before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged. ✳ Precautionary working methods for common amphibians. ✳ Precautionary working methods for hedgehog. ✳ Removal of bamboo prior to works commencing on site. A gain in biodiversity will likely be required on-site. If this cannot be achieved on-site, a conservation offset payment, or off-site compensation may be required.



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1. INTRODUCTION

1.1. BACKGROUND

E3P were commissioned by First Step Group Ltd to undertake a Preliminary Ecological Appraisal at Ardwick Green North, Church Inn Cotter Street, hereafter referred to as “the site”.

This report has been produced by Consultant Ecologist Rhian Keating BSc (Hons) MSc, who holds a qualifying CIEEM membership. Rhian has experience undertaking Preliminary Ecological Appraisals, protected species surveys and ecological mitigation for a wide variety of projects across the UK.

1.2. PROPOSED DEVELOPMENT

The proposed development includes the construction of townhouses with associated car parking and communal refuse facilities.

1.3. SITE LOCATION

The site is located to the north-west of Ardwick. Nivin Street defines the northern boundary, Cotter Street defines the eastern boundary and Ardwick Green North defines the southern boundary. St Thomas Centre is located immediately adjacent to the west and Ardwick Green Park is located approximately 15 m south of the boundary. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Preliminary Ecological Appraisal are as follows:

-  Identify the major habitats present.
-  Ascertain the presence or potential presence of any legally protected species and habitats.
-  Recommend any further surveys or mitigation that may be required.

The Preliminary Ecological Appraisal comprises a desk study and site walkover. This survey has been completed as a baseline assessment of the site, and as such please see the end of the report for further surveys and mitigation proposed.



2. METHODOLOGY

2.1. DESKTOP STUDY

The following sources of information and ecological records were consulted:

-  MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, consulted in October 2022.
-  Aerial mapping and ordnance survey maps.
-  Local data records, including The Greater Manchester Ecology Unit (GMEU) – the biodiversity information system for Greater Manchester, received on 13th October 2022.

A 1 km search area was utilised for the data search, with this being deemed an appropriate distance for the Zone of Influence of the site, due to the size of the site and the surrounding habitat.

The data search included a request for details of protected and notable species of flora and fauna, dated within the last 10 years, within 1 km of the central grid reference of the site. In addition, a request was made for any non-statutory designated sites within 1 km of the site boundary.

Please note that a lack of up-to-date records does not confirm absence of a species from the area. Lack of records may simply be a result of a shortage of protected species surveys being undertaken within the local area.

2.2. VEGETATION AND HABITATS

A Preliminary Ecological Appraisal of the proposed development site was undertaken by Rhian Keating on 11th October 2022. The weather was warm and sunny.

The walkover survey was undertaken to the standard methodology as detailed by the JNCC Handbook for Phase 1 Habitat Survey, 2010. The assessment follows the methodology as per “Guidelines for Preliminary Ecological Appraisal” (CIEEM, 2017).

A vegetation and habitat plan has been produced for the proposed development site and the immediate surrounding area (please refer to Appendix I). The mapping is based on the Joint Nature Conservation Committee Phase I Habitat Survey Methodology (JNCC, 2010).

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 (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*).



2.3. FAUNA

A thorough search of the site for signs of protected species of fauna was undertaken during the site walkover. These searches considered the following:

- ✳ Suitability of any ponds to support notable 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.
- ✳ Signs of badgers (*Meles meles*), by way of setts, mammal paths, foraging signs or latrines to indicate usage of the site by the species.
- ✳ Search of any watercourses for signs or suitability for water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) by way of burrows, resting places, holts and foraging signs.
- ✳ Suitability of the site to support roosting, foraging and commuting bats.
- ✳ Suitability of the site to support notable bird species.
- ✳ Suitability of the site to support notable invertebrates.
- ✳ Search of the site for any invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT

The Preliminary Roost Assessment (PRA) was undertaken by Rhian Keating on 11th October 2022.

The survey involved undertaking a systematic search of the trees and structures, searching for signs of bats, or spaces where bats would be able to access. The methodology followed that described in Bat Surveys for Professional Ecologists, 3rd Edition (Collins, 2016).

The structures were categorised for their bat roosting potential as described in Table 2.1 in accordance with Collins (2016).

TABLE 2.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF TREES AND STRUCTURES

CATEGORY	DESCRIPTION
NEGLECTIBLE	A structure with no roosting features present or of an age/species that would not support roosting bats.
LOW	A structure with one or more potential roost site. However, the potential roost sites do not provide suitability for large numbers of bats (i.e. for maternity or hibernation) and would only be used on an occasional basis.
MODERATE	A structure with one or more potential roosting feature which could support bats but is of a suitability meaning that it would be unlikely to support a roost of high conservation status.
HIGH	A structure with several potential roosting features which could support large number of bats on a regular basis and for longer periods of time. The tree or structure would have suitability to support maternity or hibernation roosts.



The survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so.

2.5. SURVEY LIMITATIONS

A Preliminary Ecological Appraisal does not constitute a full botanical survey. Instead, key species are identified to give a representative description of each habitat type.

This survey was undertaken in October, which is an appropriate time of year to undertake ecological surveys. However, due to vegetation die back and lack of flowering, it is possible that some species of flora may have been missed or misidentified. It is possible that some invasive/non-native species could have been missed during the survey. Due to the habitats present on-site, this is not considered to be a major constraint.

A full survey within 30 m of the site for evidence of badger was unable to be carried out as residential and commercial units were located north, east and west of the site and access to these areas was not possible. However, due to the developed nature of the surrounding habitat this is not thought to pose a major constraint.



3. SURVEY RESULTS

3.1. SITE CONTEXT

The site comprised an area of disused land west of Cotter Street with an area of hardstanding to the west and an area of vegetation to the east. The site is expected to provide limited value to local wildlife, which is restricted to the vegetated area, that may offer some value for terrestrial mammals such as hedgehog (*Erinaceus europaeus*). Residential and commercial developments extend to the north, east and west of the site which are anticipated to be of limited value for local wildlife. Ardwick Green Park is located approximately 15 m south of the site, comprising grassland and scattered trees. The scattered trees within Ardwick Green Park may offer nesting and roosting opportunities for bird and bat species.

The River Medlock is located approximately 230 m north of the site boundary which may act as a commuting feature for local species such as bats and otter. An active railway is located approximately 285 m north of the site which may also act as a commuting feature for terrestrial mammals such as badger.

No waterbodies were identified within 250 m of the site boundary.

3.2. DESIGNATED SITES

No statutory designated sites are located within 1 km of the site boundary. However, the site falls within the Impact Risk Zone of the following Site of Special Scientific Interest (SSSI):

- ✿ Rochdale Canal SSSI and Special Area of Conservation (SAC), located approximately 5.2 km north-east of the site boundary. It is designated as it holds important habitats for submerged aquatic plants and emergent vegetation, including extensive colonies of the nationally scarce SAC species floating water plantain (*Luronium natans*). Rochdale Canal SSSI and SAC also supports a diverse assemblage of aquatic flora, notably the assemblage of pondweeds (*Potamogeton spp.*)

Two Sites of Biological Interest (SBI) fall within 1 km of the site boundary:

- ✿ Rochdale Canal: Stott's Lane to Ducie Street Basin SBI, located approximately 730m north-west, supporting regionally important aquatic habitat and species, including internationally important populations of floating water plantain.
- ✿ Ashton Canal West (SBI), located approximately 970 m north, which is important for its submerged aquatic flora.

3.3. HABITATS

The main habitats encountered during the survey are described in the following subsections. Please refer to Appendix I Drawing 81-008-001 for the Phase 1 Habitat Plan.

3.3.1. HARDSTANDING

A large area of hardstanding was located in the north-west quarter of the site. Edges along the western boundary were colonised by hazel saplings (*Corylus avellana*), sycamore saplings (*Acer pseudoplatanus*) and elder saplings (*Sambucus nigra*).



PLATE 1 SHOWING HARDSTANDING



3.3.2. POOR SEMI-IMPROVED GRASSLAND

An area of poor semi-improved grassland was located within the south-east of the site. Species present included Canadian fleabane (*Erigeron canadensis*), sow thistle species (*Sonchus* sp.), broadleaved dock (*Rumex obtusifolius*), red clover (*Trifolium pratense*), ivy-leaved toadflax (*Cymbalaria muralis*), common nettle (*Urtica dioica*), cock's foot (*Dactylis glomerata*), meadow buttercup (*Ranunculus acris*), bulbous buttercup (*Ranunculus bulbosus*), ragwort (*Jacobaea vulgaris*), creeping thistle (*Cirsium arvense*), black medick (*Medicago lupulina*), crested dog's tail (*Cynosurus cristatus*), willowherb species (*Epilobium* sp.), sycamore saplings and vetch species (*Vicia* sp.)

PLATE 2 SHOWING POOR SEMI-IMPROVED GRASSLAND



3.3.3. EPHEMERAL/SHORT PERENNIAL

Areas of ephemeral/short perennial were located in the north-east and south-east of the site. Canadian fleabane, ivy leaved toad-flax, purple toadflax (*Linaria purpurea*), white dead nettle (*Lamium album*), red clover, broadleaved dock, butterfly bush (*Buddleja davidii*), ragwort, bramble (*Rubus fruticosus agg.*), bulbous buttercup, sow thistle species, creeping thistle, dandelion (*Taraxacum officinale agg.*) and greater plantain (*Plantago major*).

PLATE 3 SHOWING EPHEMERAL/SHORT PERENNIAL



3.3.4. INTRODUCED SHRUB

A strip of introduced shrub was present along the eastern boundary of the site. Species present within the introduced shrub included bamboo (*Bambusa sp.*), ivy (*Hedera helix*), butterfly bush, hebe species (*Hebe sp.*) and garden privet (*Ligustrum ovalifolium*).



PLATE 4 SHOWING INTRODUCED SHRUB



3.3.5. SCATTERED SCRUB

An area of scattered scrub was present is along western boundary, which comprised bramble.

PLATE 5 SHOWING SCATTERED SCRUB



3.3.6. DENSE SCRUB

A small area of dense scrub was located in the north of the site boundary, which comprised predominately elder along with hazel saplings, willowherb species, and butterfly bush.



PLATE 6 SHOWING DENSE SCRUB



3.3.7. WALLS

Two walls were present within the site. Wall 1 (W1) formed part of the western boundary and Wall 2 (W2) formed part of the northern boundary. See Appendix II for a full description of the walls.

PLATE 7 SHOWING WALL 1



3.4. PROTECTED AND NOTABLE SPECIES

3.4.1. SPECIES DISCOUNTED FROM ASSESSMENT

White-clawed crayfish (*Austropotamobius pallipes*) has been discounted from assessment as no suitable aquatic habitats were located on-site or within proximity to the site.

Hazel dormouse (*Muscardinus avellanarius*) 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 Adwick Green area and as such, the species are reasonably discounted from assessment.

3.4.2. AMPHIBIANS

Consultation with GMEU did not identify records of great crested newt (*Triturus cristatus*) or common amphibians within the 1 km search area.

Consultation with MAGIC did not identify any great crested newt European Protected Species Licences within the 1 km search area. The closest licence was located approximately 5.4 km west of the site, effective from 2010 to 2011 for the destruction of a great crested newt resting place.

Great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist where habitat connectivity is of high quality) (English Nature, 2001). As such, the presence of great crested newts on-site is reasonably discounted as no waterbodies were located on-site or within 250 m of the site.

The site holds some suitability to support common amphibians in their terrestrial phase. The scattered scrub, introduced shrub, dense scrub and poor semi-improved grassland are likely to offer cover for the species group.

3.4.3. BATS

Numerous records of bats were located within 1 km of the site boundary during the data search. Records included common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), pipistrelle species (*Pipistrellus sp.*), noctule (*Nyctalus noctula*), and Myotis species (*Myotis sp.*). The closest record, a common pipistrelle roost, was recorded approximately 400 m north-west of the site, associated with Mayfield Depot.

Consultation with MAGIC identified the presence of four Natural England Bat Mitigation Licence within the 1 km search area. The closest licence was located approximately 270 m north-west of, active between 2021 and 2022 for the destruction of a common pipistrelle non-breeding roost. The second licence was located approximately 380 m south, active between 2014 and 2015 for the damage to a common pipistrelle non-breeding roost. A further licence was located approximately 435 m north-west, active between 2019 and 2021 for the damage to a common pipistrelle non-breeding roost. The final licence was located approximately 775 m south of the site boundary, active between 2015 and 2016 for the destruction of a common pipistrelle non-breeding roost.



The site holds some potential to support foraging bats as the poor semi-improved grassland, dense scrub and scattered scrub may attract invertebrate prey. However, Adrwick Green Park, located approximately 15 m south of the site, provides more valuable habitat for foraging and commuting bats. The scattered trees within Ardwick Green Park may provide suitable roosting and foraging opportunities to support local bats.

During the site survey, an inspection of structures was undertaken as per guidance set out in Collins (2016), to assess the features for suitability for roosting bats. All on-site walls were found to have Negligible bat roosting potential, as no suitable Potential Roosting Features were identified. See Appendix II for a full description of the walls.

3.4.4. BADGERS

No records of badger were identified within the 1 km search area.

No signs of badger were identified within the site or within the 30 m of the site, where access was possible. A search for signs of badger could not be completed to the north, east and west of the site due to residential and commercial units preventing access.

The wider landscape to the east and south of the site was assessed as having limited suitability for the species. Ardwick Green Park located approximately 15 m north may provide suitable some suitable habitat to support badger. Badgers are not expected to utilise the site, as the majority of the site comprised hardstanding and ephemeral/short perennial and therefore does not provide sett building opportunities for the species. Although dense scrub and scattered scrub were present on site, they were growing through concrete and therefore do not provide sett buildings opportunities either.

3.4.5. OTTER AND WATER VOLE

No records of otter or water vole were identified within the 1 km search area. No aquatic habitats were identified on-site or within close proximity to the site. From OS mapping, the closest aquatic habitat was the River Medlock located approximately 230 m north of the site. Due to the anthropogenic barriers between the river and the lack of suitable habitat on site, the presence of otter and water vole on site can be reasonably discounted.

3.4.6. OTHER TERRESTRIAL MAMMALS

Five records of European hedgehog were located within 1 km of the site boundary, the closest of which was recorded approximately 690 m south-west of the site boundary.

The species is anticipated to be present within the surrounding habitat including Ardwick Green Park located approximately 15 m south of the site. The site provides some foraging opportunities for hedgehog within the poor semi-improved grassland and some sheltering opportunities for hedgehog in the scattered scrub, dense scrub and introduced shrub.

3.4.7. NESTING BIRDS

Consultation with GMEU identified records of notable birds within the search area, including kingfisher (*Alcedo atthis*), peregrine (*Falco peregrinus*), dunnock (*Prunella modularis*), herring gull (*Larus argentatus*), house sparrow (*Passer domesticus*), song thrush (*Turdus philomelos*), starling (*Sturnus vulgaris*) and yellow wagtail (*Motacilla flava*).



During the site walkover, house sparrow were observed within the introduced shrub and dense scrub.

The habitats within the site are common within the local area. The scattered scrub, introduced shrub and dense scrub may provide suitable nesting opportunities to support common bird species.

The site is assessed as having negligible value for ground-nesting birds due to the small size of the site lack of suitable habitat provided by the hardstanding and ephemeral/short perennial.

3.4.8. REPTILES

No records of reptiles were identified within the 1 km search area. The site was found to provide limited value for reptiles, given the site comprised lacked the structure and habitat quality to support the species group. As such, the presence of reptiles within the site is reasonably discounted.

3.4.9. INVERTEBRATES

The data search did not identify any notable invertebrates within 1 km of the site boundary. The site comprised hardstanding, ephemeral/short perennial, poor semi-improved grassland, scattered scrub and introduced shrub. Due to the lack of floristic diversity, notable invertebrates are not anticipated to be present on-site. Common invertebrates may be present within the site.

3.5. INVASIVE PLANT SPECIES

No records of invasive species were recorded within the 1 km search area. During the survey no invasive species were identified within the site.

Although not an invasive species, bamboo was present on site during the site walkover within the introduced shrub, which is known to cause damage to hardstanding.



4. ECOLOGICAL CONSTRAINTS AND MITIGATION

4.1. DEVELOPMENT PROPOSALS

The proposed development includes the construction of townhouses with associated car parking and communal refuse facilities.

4.2. DESIGNATED SITES

The site is located within the Impact Risk Zone of Rochdale Canal SSSI and SAC, located approximately 5.2 km north-east of the site boundary. It is designated as it holds important aquatic habitats for aquatic plants, emergent vegetation and supports nationally scarce SAC species, floating water plantain.

Taking into account the reasons for their designations, it is deemed highly unlikely that the development will have an impact on the aquatic habitats or its flora due to the small scale of development and distance present between the site and Rochdale Canal. Furthermore, consultation with MAGIC identified that the proposed development does not meet the requirements that would justify further consultation with Natural England for the development to proceed.

Two SBIs were located within proximity to the site, Rochdale Canal: Stott's Lane to Ducie Street Basin, located approximately 730 m north-west and Ashton Canal West, located approximately 970 m north. Due to the small scale of the development, and as the habitat between the site and the SBIs is not considered functionally linked land, it is anticipated that there will be no negative impacts on the SBIs.

4.3. HABITATS

The site comprised habitats that were found to be widespread within the local area; however, they did contain value for local bird species and common amphibians. Hedgehogs are also anticipated to be present within the local area. The hardstanding and ephemeral are of lowest value for wildlife, with the dense scrub, scattered scrub and poor semi-improved comprising the areas of highest value.

4.3.1. TREES

It is recommended that the landscape planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species. Species deemed suitable for this development could include berry-bearing native species such as:

- ✿ Hawthorn (*Crataegus monogyna*).
- ✿ Rowan (*Sorbus aucuparia*).
- ✿ Holly (*Ilex aquifolium*).
- ✿ Whitebeam (*Sorbus aria*).
- ✿ Spindle (*Euonymus europaea*).
- ✿ Dog rose (*Rosa canina*).
- ✿ Guelder rose (*Viburnum opulus*).



 Elder.

All planting should be from a trusted pest-free source and, where possible, be of local provenance.

4.4. PROTECTED AND NOTABLE SPECIES

4.4.1. BREEDING BIRDS

The site was assessed as having value for bird species within the scattered scrub, dense scrub and introduced shrub.

If any vegetation requires removal, it should be removed outside of the breeding bird season (i.e works are to be completed outside of March to September, inclusive). If this is not possible, a nesting bird check will be undertaken by a suitably qualified ecologist up to 24 hours before works commence. If a nest, or nest in construction, is located then a stand-off distance will be maintained until the young have fledged. The ecologist will advise on suitable stand off and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

Bird boxes could also be installed throughout the development to enhance the sites value for the species group.

4.4.2. COMMON AMPHIBIANS

It is anticipated that amphibians may utilise the scattered scrub, dense scrub, introduced shrub and poor semi-improved grassland on site. During the clearance phase of works, any common amphibians encountered will be moved by hand, away from construction activities to a sheltered area, such as Ardwick Green Park located approximately 15 m south of the site.

4.4.3. HEDGEHOGS

Hedgehogs may use the scattered scrub, dense scrub and introduced shrub on site for foraging. These areas should be retained where possible. During the site clearance, the scrub should be cut to 50 cm from ground level and searched immediately to ensuring no sheltering hedgehogs are impacted by the works.

Once hedgehogs are confirmed absent, the area can be cleared to ground level. If hedgehogs are located, they should be carefully moved by hand outside of construction workings to a sheltered area, such as Ardwick Green Park located approximately 15 m south of the site.

4.4.4. INVASIVE PLANT SPECIES

Bamboo was present on site during the site walkover within the introduced shrub. It is recommended that this is eradicated prior to works commencing due to the damage it can cause to areas of hardstanding. Bamboo is not listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and therefore does not legally require removal.



5. FURTHER SURVEYS

No further ecological surveys are required for the development to proceed.



6. BIODIVERSITY NET GAIN

The scheme should strive to achieve biodiversity net gain, as per “Biodiversity Net Gain; Good Practice Principles for Development” CIEEM, CIRIA, IEMA (2016). Full details of this and a calculation of net gain could be completed after detailed landscape plans have been prepared. An ecologist should be consulted during the design stage. The following habitat measures will increase the on-site biodiversity:

-  Retaining the semi-improved grassland and dense scrub where possible.
-  Native Scrub Planting.
-  Wildlife Ponds.
-  Broadleaved Trees.

Habitat measures should be provided within areas of open space or designated wildlife zones. A 30-year management plan should be produced to ensure biodiversity is secured on-site.



7. REFERENCES

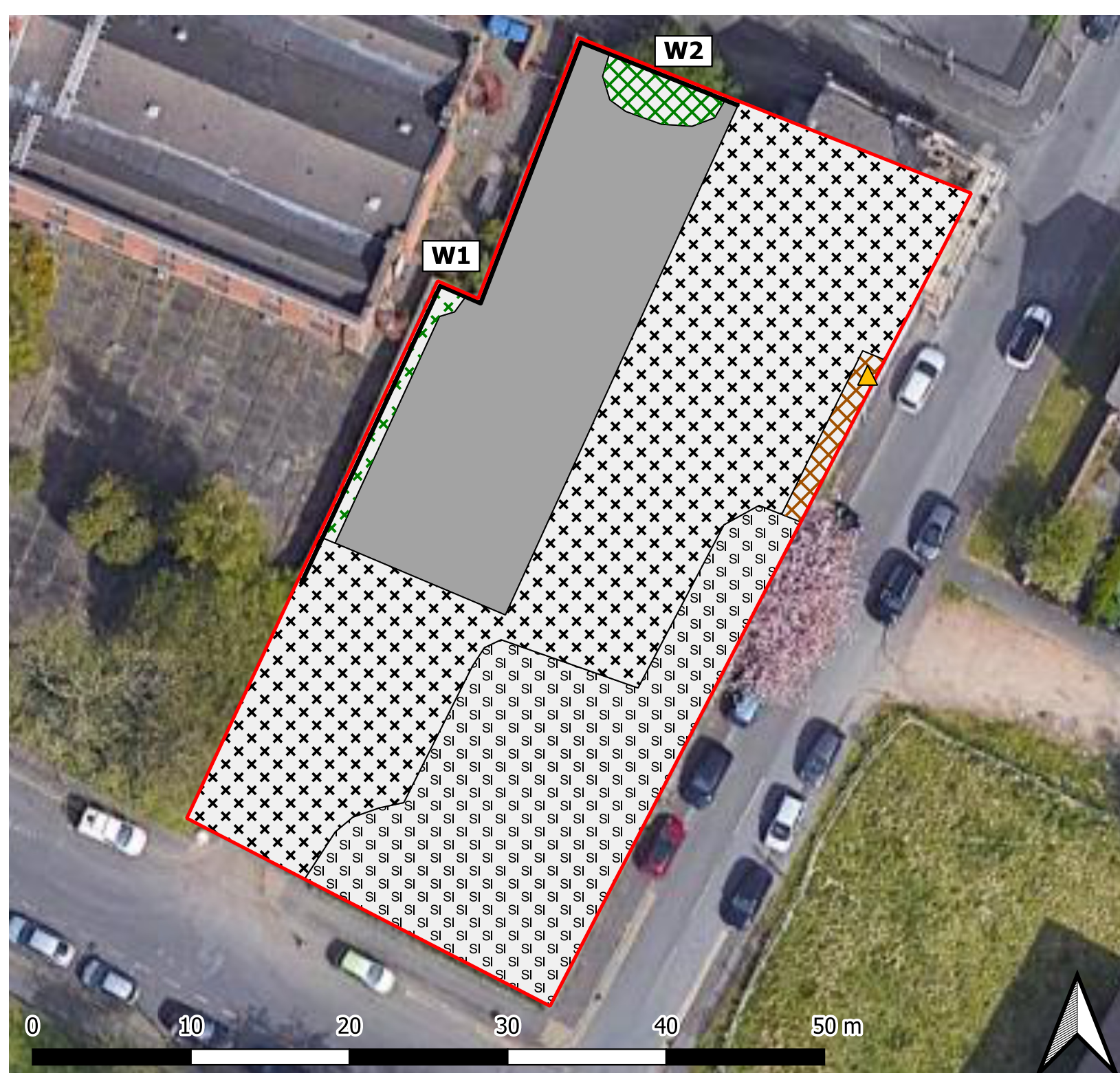
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END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN



Key:

— Site boundary

— Wall

⊠ Dense scrub

⊠ Ephemeral/short perennial

■ Hardstanding

⊠ Introduced shrub

⊠ Scattered scrub

⊠ Poor semi-improved grassland

▲ Bamboo

Notes

Issue: 1	Revision: 1	Date: 28/10/2022	Drawn: RK	Authorised: HM
Client: First Step Group Ltd			Job No. 81-008	Date: 28/10/2022
			Drawing No. 81-008-001	Scale: 1:550 @ A4
Job title: Ardwick Green North, Cotter Street			Drawing title: Phase 1 Habitat Plan	



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APPENDIX II

WALL DESCRIPTIONS

REF.	DESCRIPTION	PHOTOGRAPH
W1	W1 was constructed of red brick and was approximately 1.5 m in height. The brickwork had many cracks present, however they were all superficial and therefore would not provide suitable cover to support roosting bats. W1 was assessed as having Negligible bat roosting potential.	



REF.	DESCRIPTION	PHOTOGRAPH
W2	W2 was also constructed of red brick and was approximately 1.5 m in height with a young elder tree present adjacent to it. Cracks were present in the brickwork, however the top of the wall was not sealed which consequently left a large open gap. These features would not provide suitable roosting habitat for bats as they are exposed to the elements. W2 was assessed as having Negligible bat roosting potential.	

