



Eastland Primary Substation Manchester Ecological Assessment

Prepared For: Electricity North West

Document Reference: 9560.004

August 2022

Version 1.0

TEP
Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH

Tel: 01925 844004
Email: tep@tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Project Name:	Eastland Primary Substation
Location:	Manchester
Document Title:	Ecological Assessment
Client:	Electricity North West
Year of Surveys:	2022
Report Prepared:	Poppy Parker
Prepared by:	The Environment Partnership Ltd
Office:	Genesis Centre, Birchwood Science Park, Warrington, WA3 7BH
Document Ref:	9560.004

Document history and status:

Version	Date	Description of Issue	Author	Checked	Approved
1.0	Aug 2022	First Issue	PP	AE	AE

The Environment Partnership Ltd is a private limited company registered in England. Registered number 7745159. Registered office: Genesis Centre, Birchwood Science Park, Warrington, WA3 7BH.

© Copyright 2022 The Environment Partnership Ltd. All Rights Reserved.

This document has been prepared by The Environment Partnership Ltd ("TEP") for sole use of our Client in accordance with the provisions of the contract between TEP and the Client. No third party may use or rely upon this document or its content. TEP accepts no liability or responsibility for any such use or reliance thereon by any third party.

The content of this document has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and is compliant with British Standard BS42020:2013 Biodiversity Code of Practice for Planning and Development.

The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

Contents

Page

1.0	INTRODUCTION	2
	Site Location	2
	Planning Context	3
	Scope.....	3
2.0	METHODS.....	5
	Desk Study	5
	Habitat Survey	6
3.0	RESULTS	9
	Planning Context	9
	Designated Sites.....	9
	Habitats and Flora	10
	Fauna.....	17
4.0	CONCLUSIONS	21
	Planning Context	21
	Designated Sites.....	21
	Habitats and Flora	22
	Fauna.....	22
5.0	RECOMMENDATIONS.....	25
	Planning Context	25
	Habitats and Flora	25
	Fauna.....	25
	Biodiversity Enhancement.....	26
6.0	REFERENCES	27

Figures

Figure 1: Site location.....	3
Figure 2: An area of hardstanding used as a bin store at the centre of the site, looking west.....	12
Figure 3: The access road leading from Rowsley Street to the existing electricity substation compound, looking south. An area of dense scrub is present to the west of the site, beyond the security fence	13
Figure 4: The area of modified neutral grassland in the south of the site, looking southwest	14
Figure 5: Tall ruderal and scattered scrub to the north of the existing electricity substation compound, looking east	15
Figure 6: Building B1, located in the east of the site, looking east	16

Tables

Table 1: Evaluation criteria for the potential suitability of trees, built structures and habitats for bats (taken from Table 4.1 of the BCT 2016 Guidance).....	7
--	---

Appendices

Appendix A: Target Notes	
--------------------------	--

Executive Summary

Site Details	The site is located at Eastlands Primary Substation, within the Etihad Campus in Manchester. The site application boundary measures approximately 400m².
Proposals	This ecological assessment is required to inform a full planning application for the proposed construction of a new switch house building and transformer bay adjacent to the existing substation.
Designated wildlife sites	No direct or indirect impacts on any statutory or non-statutory designated sites are anticipated as a result of the proposals.
Important Ecological Features present within or adjacent to the site	■ The site comprises an area of modified neutral grassland, hardstanding, tall ruderal vegetation and scattered scrub, with a single built structure also present. ■ Areas of dense scrub are located immediately adjacent to the west of the site. ■ No protected plant species listed under Schedule 8 of the Wildlife and Countryside Act 1981 or invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 or the Invasive Alien Species (Enforcement and Permitting) Order 2019 were identified on site.
Recommendations	The following recommendations are made to ensure that delivery of the project remains compliant with relevant legislation and policy: ■ All retained trees adjacent to the site to be protected from incidental damage and disturbance during construction in accordance with current standards (BS5837:2012). ■ All vegetation clearance/soil stripping within the site should avoid the core breeding bird season, March to August inclusive. If this is not possible a nesting bird check will be required. ■ A Sensitive Lighting Strategy should also be incorporated within proposals to avoid impacts of lighting on nocturnal species, primarily bats. ■ Biodiversity enhancement includes planting of native species and could also include bat boxes and bird boxes on the new switch house building.
Conclusions	No ecological impacts arising from the proposals is likely to be significant at more than the site level. No significant ecological effects are expected to impact upon statutory or non-statutory wildlife sites, notable habitats or protected or notable species. If biodiversity enhancements are incorporated into the scheme it is anticipated that the requirements of the biodiversity-related planning policies will be met.

This Executive Summary is not a substitute for the full report. Refer to the full text of this report for further detail.

1.0 Introduction

- 1.1 The Environment Partnership (TEP) was commissioned by Electricity North West in July 2022 to undertake an Ecological Assessment to support a full planning application for the development of a new switch house building (and transformer) at Eastlands Primary Substation (hereafter referred to as 'the site'). Proposals for the site are shown on Eastlands Primary Substation T13 Transformer and Switch House Existing Site & Location Plan Drawing: 100138-00350 Rev 001_October 2021.
- 1.2 TEP has previously produced an Ecology Desk Study (TEP Ref: 8648.001) and Ecological Assessment (TEP Ref: 8648.002) for a new substation at the site in April 2021.
- 1.3 An updated Ecological Desk Study has been produced to support this Ecological Assessment, reported under separate cover (TEP Ref: 9560.003). This report should read in conjunction with the Desk Study.
- 1.4 This Ecological Assessment includes details of the methods employed and any limitations of the surveys undertaken. Results are provided with supporting maps, together with an evaluation of the ecological features within the site, an assessment of the potential impacts associated with the development proposals and requirements for mitigation. The assessment has been undertaken with due consideration for current best practice guidelines (CIEEM 2017a¹, 2018²).

Site Location

- 1.5 The site is located at Eastlands Primary Substation, within the Etihad Campus in Manchester. The location of the site is depicted by the red line shown in Figure 1. The approximate central grid reference of the site is SJ 86470 98654.
- 1.6 The site is bounded to the east by the Etihad Campus, to the south by Rowsley Street, to the west by a railway line and to the north by a woodland and tram line, beyond which lies the Ashton Canal. The wider area comprises urban development with predominantly a mix of industrial, commercial and residential properties.
- 1.7 Several urban parks are also present within the wider landscape; namely Pin Mill Brow to the south-west and Philips Park to the north-east. Narrow areas of woodland are present within urban parks, along Ashton Canal to the north and along the riparian corridor associated with the River Medlock located to the west and south-west of the site and to the north-east along Clayton Vale Local Nature Reserve (LNR).

¹ CIEEM (2017a) Guidelines for Ecological Report Writing, 2nd Edition. Chartered Institute of Ecology & Environmental Management

² CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester

Figure 1: Site location



Planning Context

- 1.8 Relevant information regarding local planning policy is provided in the Ecological Desk Study (TEP Ref 9560.003).
- 1.9 The following policies within Manchester's Local Development Framework Core Strategy Development Plan (adopted 11th July 2012) are of relevance to ecology and biodiversity:
- Policy EN9 – Green Infrastructure; and
 - Policy EN15 – Biodiversity and Geological Conservation.
- 1.10 Under the National Planning Policy Framework 2021 (NPPF), opportunities to achieve biodiversity net gain within developments should be pursued.

Scope

- 1.11 This ecological assessment considers potential ecological effects upon any notable habitats or species which may be present or adjacent to the site.
- 1.12 This report provides baseline information on the habitats and protected species present on site, gathered during a desktop study and Phase 1 habitat survey undertaken in July 2022.

- 1.13 This report presents the findings of the Ecological Assessment, the objectives of which are to:
- Detail the methods and results of the aforementioned surveys;
 - Identify features of ecological value within the application site such as legally protected species or habitats of importance to biodiversity;
 - Identify any non-native invasive species on site and provide advice regarding removal or management;
 - Advise on avoidance or mitigation requirements that may be needed prior to development commencing; and
 - Provide outline recommendations for biodiversity enhancement within site proposals in accordance with the National Planning Policy Framework (NPPF).

2.0 Methods

Desk Study

- 2.1 In line with current best practice (CIEEM, 2016³, 2017b⁴), information regarding designated sites, notable habitats and existing protected and notable species records of the past decade, within a 2km radius of the site was collated and reviewed to inform this ecological assessment. Further detail regarding ecological zones of influence (EZOI) applied for different ecological features and the sources of information included are presented in the Ecological Desk Study (TEP Ref 9560.003).
- 2.2 In brief, key data sources included Natural England (open source data), Environment Agency (open source data); Manchester City Council Interactive Local Plan Map, Manchester's Local Development Framework Core Strategy Development Plan (adopted 11th July 2012) and other relevant planning documentation such as the Greater Manchester Biodiversity Action Plan (GM BAP) and a review of relevant (within the past ten years) species records. A review of the surveys and reports previously undertaken by TEP in relation to Eastlands Primary Substation (TEP Refs 8648.001 and 8648.002) was also completed.
- 2.3 Statutory designated wildlife sites were searched for as follows (EZOI applied for each is indicated in brackets):
- Ramsar sites (10km);
 - National Sites Network (10km), includes Special Areas of Conservation (SAC) and Special Protection Areas (SPA);
 - Site of Special Scientific Interest (SSSI) (5km);
 - National Nature Reserve (NNR) (5km); and
 - Marine Nature Reserve (MNR) (5km);
 - Local Nature Reserves (LNR) (2km).
- 2.4 Non-statutory designated wildlife sites were searched for within 2km of the site and, within Manchester, these may include:
- Sites of Biological Importance (SBIs).
- 2.5 Regionally Important Geological Sites (RIGS) are also identified in the search results provided by Greater Manchester Local Records Centre (GMLRC), but assessment of RIGS and other geological features do not fall within the scope of this EcIA and are not discussed further.
- 2.6 Notable habitats were searched for within 500m of the site. Notable habitats may include those listed under any of the following:
- Ancient woodland;

³ CIEEM (2016) Guidelines for Accessing and Using Biodiversity Data. Chartered Institute of Ecology & Environmental Management

⁴ CIEEM (2017b) Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology & Environmental Management

- Main rivers;
- Habitats of principal importance (HPI) as listed by the requirements of Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006⁵; and
- Local Biodiversity Action Plan Habitats (LBAP).

2.7 Pre-existing records for notable species were reviewed from the combined data sources, where found from within approximately 2km of the site. Notable species include those listed under any of the following:

- Protected animal species under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Invasive non-native species under the Invasive Alien Species (Enforcement and Permitting) Order 2019 (IAS);
- Species of principal importance (SPI) as listed by the requirements of S41 of NERC;
- Protection of Badgers Act 1992 (PBA);
- Red and Amber listed Birds of Conservation Concern (BRd/BAm); and
- Greater Manchester Biodiversity Action Plan Species (GM BAP).

Limitations

2.8 Species records can provide a useful indication of the species present within the search area, although the absence of a given species from the dataset cannot be taken to represent actual absence.

Habitat Survey

2.9 An extended Phase 1 habitat survey was completed by Poppy Parker on 26th July 2022. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC, 2010⁶) and Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017b⁴). The method records the habitat types present, within the survey route, based on the JNCC descriptions. Plant species were identified in accordance with the New Flora of the British Isles (Stace, 2019⁷) and recorded as target notes using the DAFOR⁸ scale, where relevant.

⁵ Section 41 of the Natural Environment and Rural Communities Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

⁶ JNCC (2010) Handbook for Phase 1 Habitat Survey – a technique for environmental audit

⁷ Clive Stace (2019) New Flora of the British Isles

⁸ DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

- 2.10 The walkover habitat assessment was extended (in line with the CIEEM Guidelines for Preliminary Ecological Appraisal (2017)) to include assessment of habitats for their suitability to support protected species, species of conservation concern and invasive species.

Survey Constraints

- 2.11 Any ecological survey represents a snapshot of ecological conditions at the time of survey; ecological conditions may change over time. Efforts to identify dominant plant species for the purposes of characterising broad habitat types do not constitute a detailed botanical survey.
- 2.12 The Phase 1 habitat survey was undertaken within the recommended survey season of mid-April to mid-October and access was possible for all areas within the proposed site boundary.

Preliminary Roost Assessment for Bats

- 2.13 A preliminary roost assessment (PRA) of all built structures within and adjacent to the site was undertaken to assess their suitability to support roosting bats.
- 2.14 The PRA was completed by TEP Assistant Ecologist Poppy Parker on 26th July 2022, concurrently with the Phase 1 habitat survey. The PRA survey was undertaken in line with Bat Conservation Trust (BCT) Good Practice Guidelines (Collins, 2016). The surveys included a detailed examination of the built structures from ground-level, using high power binoculars, for any evidence of use by bats and any potential roost features (PRFs), which may provide suitable roosting habitat.
- 2.15 The habitats within and surrounding the site were also assessed for their potential to support foraging and commuting bats in accordance with the BCT 2016 Guidelines.
- 2.16 Following the PRA and walkover habitat assessment, built structures and habitats within and immediately adjacent to the site were categorised based on the criteria listed within Table 1.

Table 1: Evaluation criteria for the potential suitability of built structures and habitats for bats (taken from Table 4.1 of the BCT 2016 Guidance).

Suitability	Roosting habitats	Commuting/foraging habitats
Negligible	No potential roost features are present that are likely to be used by bats.	No features present that are likely to be used by commuting or foraging bats. A general lack of linear features and low habitat, structural or floristic diversity.

Suitability	Roosting habitats	Commuting/foraging habitats
Low	A structure with one or more potential roost features that could be used by individual bats opportunistically, but which do not offer sufficient space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.	Habitat that could be used by small numbers of commuting bats (e.g. a gappy hedgerow or an unvegetated stream) or foraging bats (e.g. a lone tree or small patch of scrub) but which is isolated from the surrounding countryside.
Moderate	A structure with one or more potential roost features that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but which is unlikely to support a roost of high conservation status (maternity or hibernation).	Continuous habitat connected to the wider landscape that could be used by bats for commuting (e.g. lines of trees or scrub or linked back gardens), or foraging bats (e.g. trees, scrub, water, grassland).
High	A structure possessing one or more potential roost features that are suitable for use by larger numbers of bats on a regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat.	Continuous high quality habitat that is strongly connected with the wider landscape that is likely to be used regularly by commuting bats (e.g. river valley, vegetated stream, woodland edge, hedgerow with trees) or foraging bats (e.g. broad-leaved woodland, grazed parkland, tree-lined watercourses or ponds).

Survey Constraints

- 2.17 The PRA was undertaken within the recommended survey season and access was possible for all areas within the proposed site boundary.

3.0 Results

Planning Context

- 3.1 The NPPF at *Chapter 11: Conserving and Enhancing the Natural Environment* requires that development delivers net gains in biodiversity in addition to minimising the impacts on biodiversity. The chapter highlights the need to protect and enhance valued landscapes, geological conservation interests and soils, as well as recognising the wider benefits of ecosystems.
- 3.2 Manchester's Core Strategy Development Plan was adopted by Manchester City Council on 11th July 2012. Relevant extracts of local planning policy are provided in the Ecological Desk Study (TEP Ref 9560.003). The following policies relate to biodiversity and nature conservation:
- Policy EN9 – Green Infrastructure; and
 - Policy EN15 – Biodiversity and Geological Conservation.

Designated Sites

Statutory Wildlife Sites

- 3.3 Full details regarding designated sites are provided within the Ecological Desk Study (TEP Ref 9560.003).
- 3.4 There is one statutory designated sites of international importance within 10km of the site, two of national importance within 5km and one of regional or local importance within 2km. These are:
- Rochdale Canal Special Area of Conservation (SAC), located approximately 3.4km northeast of the site and designated for its population of floating water plantain *Luronium natans*;
 - Rochdale Canal Site of Special Scientific Interest (SSSI), located approximately 3.4km northeast of the site and designated for its aquatic habitats, namely its submerged and emergent vegetation;
 - Hollinwood Branch Canal SSSI, located approximately 4.6km northeast of the site and designated for its mesotrophic standing water system and open water plant communities; and
 - Clayton Vale Local Nature Reserve (LNR), located 1.1km northeast of the site and designated for its two ponds that are Grade C Sites of Biological Importance.
- 3.5 SSSI Impact Risk Zones (IRZ) highlight the potential for effects on a SSSI if certain types of development are planned within a specified radius of it. The site falls within a single Impact Risk Zone (IRZ) for Rochdale Canal SSSI. The proposals do not meet any of the risk parameters identified for this IRZ. Further details are provided in the Ecological Desk Study (TEP Ref 9560.003).

Non-Statutory Wildlife Sites

- 3.6 There are four non-statutory wildlife sites identified within 2km of the site. These are:
- Ashton Canal (West) Site of Biological Importance (SBI), located approximately 0.1km north of the site and of interest for its canal habitat;
 - Rochdale Canal - Stott's Lane to Ducie Street Basin SBI, located approximately 0.8km northwest of the site and of interest for its canal habitat;
 - Banks Bridge Meadow SBI, located approximately 1.0km northeast of the site and of interest for its grassland and woodland habitats; and
 - Clayton Vale SBI, located approximately 1.7km northeast of the site and of interest for its pond, reed bed, swamp and fen habitats.

Habitats and Flora

Pre-existing Data

- 3.7 The Desk Study identified no notable habitats on, adjacent to or connected with the site.
- 3.8 The Ashton Canal, located approximately 100m north of the site, is listed as a local priority habitat (LBAP) and the River Medlock, located approximately 140m northwest of the site, is identified as a statutory main river.
- 3.9 No records of protected or notable flora were returned within the site.
- 3.10 Within the 2km search radius, records of the following protected plant species were returned:
- Floating water-plantain *Luronium natans* (EPS, WCA5 and S41); and
 - Yellow bird's nest *Monotropa hypopitys* (S41).
- 3.11 No records of invasive (WCA9 or IAS) plant species were returned within the 2 km data search radius.
- 3.12 Habitats present in and around the site are described below and illustrated in Drawing G9560.007. Target notes (TN) are provided in Appendix B.
- 3.13 The following habitats are present within or immediately adjacent to the site:
- Hardstanding;
 - Modified neutral grassland⁹;

⁹ The neutral grassland categories detailed within the Phase 1 Habitat Survey Handbook are concentrated on grassland associated with rural situations (pastures and meadows), as such it was agreed with JNCC in 2005 (P. Gateley, pers. comm.) that neutral grassland habitats that don't easily fit within these categories, usually within urban or industrial areas, can be referred to as modified neutral grassland –

'Modified neutral grassland is not derived from agricultural grassland and the terms semi-improved and improved do not apply. Some modified neutral grassland may be species-rich but many swards are dense, coarse and species-poor. Modified neutral grassland naturally regenerates on disturbed ground and is unmanaged. It most commonly occurs in urban areas and on post-industrial land'.

- Tall ruderal;
- Scattered scrub; and
- Building.

Hardstanding

- 3.14 In the centre of the site is an area of hardstanding currently being used for bin storage (TN2) (Figure 2). The hardstanding is supported in the west by gabion baskets, upon which occasional ephemeral vegetation is present, including Crested Dog's-tail *Cynosurus cristatus*, Yorkshire fog *Holcus lanatus* and hawkweed species *Hieracium sp.*
- 3.15 A hardstanding access road lies in the west of the site, leading from Rowsley Street in the southeast to the existing electricity substation compound in the north (TN3) (Figure 3). Vegetation was occasionally recorded adjacent to the access road, including false-oat grass *Arrhenatherum elatius* and red clover *Trifolium pratense*. To the west is an area of dense scrub, separated from the site by a security fence, dominated by bramble *Rubus fruticosus agg* with the occasional dogwood *Cornus sanguinea*. Beyond the dense scrub habitat, to the west, is an active railway line.



Figure 2: An area of hardstanding used as a bin store at the centre of the site, looking west



Figure 3: The access road leading from Rowsley Street to the existing electricity substation compound, looking south. An area of dense scrub is present to the west of the site, beyond the security fence

Modified Neutral Grassland

- 3.16 In the south of the site there is a small area of modified neutral grassland that slopes gently downhill to the south and west and has grown over the top of old building foundations and rubble (TN4) (Figure 4). Mugwort *Artemisia vulgaris*, common ragwort *Jacobaea vulgaris*, broad-leaved dock *Rumex obtusifolius* and grasses including cock's-foot *Dactylis glomerata*, Yorkshire fog *Holcus lanatus*, and perennial ryegrass *Lolium perenne* are abundant.



Figure 4: The area of modified neutral grassland in the south of the site, looking southwest

Tall ruderal with scattered scrub

- 3.17 A narrow strip of tall ruderal vegetation with scattered scrub is located in the north of the site, between the existing electricity substation compound and the gabion wall that supports the hardstanding bin storage area (TN1) (Figure 5). The vegetation in this strip is dominated by rosebay willowherb *Chamaenerion angustifolium* and buddleia *Buddleja davidii* was abundant. Bramble *Rubus fruticosus* agg. and Yorkshire fog *Holcus lanatus* were also commonly recorded.



Figure 5: Tall ruderal and scattered scrub to the north of the existing electricity substation compound, looking east

Building

- 3.18 A single building (B1) is present on site. The single-storey, rectangular security hut is located on the eastern boundary of the site (Figure 6), to the east of the modified neutral grassland and adjacent to Rowsley Street. It is a metal structure and has a flat roof.



Figure 6: Building B1, located in the east of the site, looking east

Notable or Invasive Flora

- 3.19 No protected plant species listed under Schedule 8 of the Wildlife and Countryside Act 1981 were identified on site.
- 3.20 No invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 or the Invasive Alien Species (Enforcement and Permitting) Order 2019 were identified on site.

Habitat Connectivity

- 3.21 The site has limited connectivity with habitats to the north, east, south and west owing to the presence of security fencing around the Etihad campus and the electricity substation. However, the railway line located adjacent to the west of the site provides connectivity with habitats to the north and south. A tram line, located approximately 70m north of the site, and Ashton Canal located approximately 100m north of the site each provide connectivity with habitats to the east and west.

Fauna

Amphibians

- 3.22 No records of protected or notable amphibians were returned within the site. Within the 2km search radius, one record of the protected (S41) amphibian species common toad *Bufo bufo* was returned. No records were returned for great crested newts *Triturus cristatus* (EPS, WCA5, S41) within 2km of the site.
- 3.23 There are no waterbodies on site or within 500 m of the site as identified on Ordnance Survey mapping. As such there are no opportunities for breeding amphibians, including great crested newt, on or within influencing distance of the site.
- 3.24 The habitats on site are unsuitable for supporting foraging, commuting and sheltering amphibians. The dense scrub habitats to the west may provide opportunities for foraging and sheltering amphibians, however there are no habitats on site that would cause amphibians to commute into the site. Given that there is no potential for amphibians to be present on site, there are no current implications with regards to amphibians as a result of development and they will therefore not be considered further within this report.

Badger

- 3.25 No records of badger *Meles meles* were returned within the site. Within the 2km search radius, 31 records of badger were returned
- 3.26 No evidence of badger activity was identified on site during the site survey. There are no habitats on site suitable for supporting badger setts. The modified neutral grassland provides very limited foraging habitat for badger and due to the presence of security fencing there are no suitable commuting opportunities.
- 3.27 The dense scrub habitats to the west of the site have some, albeit limited, potential to support badger setts, although the presence of a reinforced railway embankment to the west of the dense scrub is likely to restrict any potential sett-building in this area.

Bats

- 3.28 No records of bats were returned within the site.
- 3.29 Within the 2km search radius, records of the following bat species were returned:
- Daubenton's bat *Myotis daubentonii* (EPS, WCA5, LBAP);
 - Common pipistrelle *Pipistrellus pipistrellus* (EPS, WCA5, LBAP);
 - Soprano pipistrelle *Pipistrellus pygmaeus* (EPS, WCA5, S41, LBAP); and
 - Brown long-eared bat *Plecotus auritus* (EPS, WCA5, S41, LBAP).
- 3.30 Building B1 contains no potential roost features for bats and owing to the nature of this structure it is unlikely to support roosting bats in future. This structure is therefore categorised as having Negligible suitability for roosting bats.

- 3.31 The site predominantly consists of hardstanding and bare ground, and therefore has negligible habitat suitability for foraging and commuting bats. The edge of the dense scrub bounding the west of the site may provide limited foraging habitat for individual bats as part of the wider mosaic of green habitats. Ashton Canal located approximately 100m to the north of the site is likely to provide more suitable foraging and commuting habitat for bats.

Birds

- 3.32 No records of protected or notable bird species were returned within the site.
- 3.33 Within the 2km search radius, records of the following protected bird species were returned:
- Barn owl *Tyto alba* (WCA1);
 - Black redstart *Phoenicurus ochruros* (WCA1, BAm, LBAP);
 - Kingfisher *Alcedo atthis* (WCA1);
 - Little ringed plover *Charadrius dubius* (WCA1);
 - Peregrine *Falco peregrinus* (WCA1);
 - Bullfinch *Pyrrhula pyrrhula* (S41, BRd);
 - Curlew *Numenius arquata* (S41, BRd);
 - Dunnock *Prunella modularis* (S41, BRd);
 - Herring gull *Larus argentatus* (S41, BRd);
 - House sparrow *Passer domesticus* (S41, BRd);
 - Lapwing *Vanellus vanellus* (S41; BRd; LBAP);
 - Lesser redpoll *Carduelis cabaret* (S41, BRd);
 - Linnet *Carduelis cannabina* (S41; BRd; LBAP);
 - Skylark *Alauda arvensis* (S41, BRd);
 - Song thrush *Turdus philomelos* (S41, BAm);
 - Spotted flycatcher *Muscicapa striata* (S41, BRd);
 - Starling *Sturnus vulgaris* (S41; BRd; LBAP);
 - Yellow wagtail *Motacilla flava* (S41; BRd; LBAP).
- 3.34 The habitats on site are predominantly unsuitable for supporting nesting and foraging birds. The tall ruderal and scattered scrub habitats present provide limited cover for nesting birds. The dense scrub habitats immediately adjacent to the west of the site could support a small number of nesting and foraging bird species.

Invertebrates

- 3.35 No records of protected or notable invertebrates were returned within the site.

- 3.36 Within the 2km search radius, records of the following protected invertebrate species were returned:
- Cinnabar *Tyria jacobaeae* (S41); and
 - White letter hairstreak *Satyrrium w-album* (S41).
- 3.37 There are limited breeding, foraging and sheltering opportunities for invertebrates on site. The modified neutral grassland and scattered scrub habitats on site are likely to provide a limited nectar source for invertebrates. These habitats also provide limited breeding and sheltering opportunities for invertebrates.

Otter and Water Vole

- 3.38 No records of otter or water vole were returned on or within 2km of the site.
- 3.39 There are no watercourses on site and therefore there are no opportunities for otter holts. Although there is potential for otter to be present within the Ashton Canal to the north of the site and River Medlock to the north-west, there are no habitats on site that would cause otter to commute between these areas and the site. In addition, otter are unlikely to use the woodland and dense scrub habitats adjacent to the site owing to the presence of a tram and railway line between these habitats and the canal and river respectively.
- 3.40 There are no watercourses on or adjacent to the site and therefore there are no suitable habitats for water vole.
- 3.41 Given that there is no potential for otter or water vole to be present on site, there are no current implications with regards to these species as a result of development and they will therefore not be considered further within this report.

Reptiles

- 3.42 No records of protected or notable reptiles were returned within the site. Within the 2km search radius, four records of the protected (WCA5, S41) reptile species slow-worm *Anguis fragilis* were returned.
- 3.43 The habitats on site provide limited opportunities for sheltering, foraging and basking reptiles and these habitats are subject to regular disturbance. It is unlikely that reptiles will be present within the dense scrub habitat immediately adjacent to the west of the site, owing to the limited connectivity between this area and other habitats in the wider area where reptiles are likely to be present.

Other Relevant Species

- 1.1 Three records of hedgehog *Erinaceus europaeus* (S41) were returned within 2km of the site. Hedgehog are unlikely to utilise the on-site scattered scrub habitat for sheltering owing to the limited cover it provides. In addition, although the modified neutral grassland habitat in the south of the site provides limited foraging opportunities for hedgehog, the presence of security fencing surrounding the site means hedgehog are unable to commute between the site and adjacent habitats. The areas of dense scrub adjacent to the site are more suitable for hedgehog and provide greater sheltering, foraging and commuting opportunities.
- 3.44 With the exception of those listed in this chapter, no other protected/notable species are likely to be affected by the development proposals for the site.

4.0 Conclusions

- 4.1 This section concludes the potential impacts of the development proposed on the identified ecological receptors at the site.

Planning Context

- 4.2 Biodiversity-related planning policies from the Manchester Local Development Framework Core Strategy Development Plan (adopted 11th July 2012) are applicable to the site.
- 4.3 Under Policy EN9 of the Core Strategy Development Plan, developments are expected to maintain existing green infrastructure and if possible, enhance it.
- 4.4 Policy EN15 requires developments to enhance, restore or create opportunities for biodiversity either on or adjacent to the site. Where biodiversity will be impacted by proposals, developers are expected to provide appropriate mitigation or compensation to off-set these impacts.
- 4.5 Under the National Planning Policy Framework 2021 (NPPF), opportunities to achieve biodiversity net gain within developments should be pursued.
- 4.6 If the recommendations outlined within Chapter 5 of this document are implemented and biodiversity enhancements are incorporated into the scheme it is anticipated that the requirements of the biodiversity-related planning policies will be met.

Designated Sites

Statutory Designated Sites

- 4.7 Rochdale Canal SAC, Rochdale Canal SSSI and Hollinwood Branch Canal SSSI are located over 3.0 km from the site, beyond the Ashton Canal and the A6010. Due to the small development scale of the proposed new switch house building and transformer bay, and due to the large distance between the site and these designations, no impacts on any designated sites are anticipated as a result of the proposals.
- 4.8 The site falls within the Impact Risk Zone of Rochdale Canal SAC/SSSI. The proposed development does not fall within the categories of concern ("Infrastructure", "Air Pollution" and "Combustion"). Therefore the Local Planning Authority is not required to consult with Natural England regarding the proposed development.
- 4.9 Clayton Vale LNR is located approximately 1.1 km northeast of the site, beyond Ashton Canal and the A6010. As above, given the nature of the proposals, no impacts on this designation are anticipated as a result of the proposed development.

Non-statutory Designated Sites

- 4.10 Ashton Canal (West) SBI is located approximately 100m north of the site. The proposals include the small scale construction of a new switch house building and

transformer bay, which will not include any drainage or outfall works. No direct or indirect impacts from the proposed development on this designation are therefore anticipated.

- 4.11 Rochdale Canal, Stott's Lane to Ducie Street Basin SBI, Bank Bridge Meadow SBI and Clayton Vale SBI are all located over 0.5 km from the site, beyond the Ashton Canal. Given the small scale nature of the proposals and the presence of an existing substation within the site, no direct or indirect impacts on these non-statutory sites are anticipated from the proposals.

Habitats and Flora

- 1.2 No impacts on any priority habitats are anticipated from the proposals owing to an absence of priority habitat types within or adjacent to the site.
- 1.3 The River Medlock, located approximately 140m northwest of the site, is categorised as a statutory main river. Given the distance between the site and the river as well as the small scale of the proposals, no impacts on this habitat are anticipated.
- 1.4 No protected or invasive plant species were identified on or immediately adjacent to the site. No implications with regard to protected or invasive species are anticipated from the proposals.
- 1.5 The proposals for the site do not illustrate any post-development landscaping, which could mitigate for the loss of the small areas of modified neutral grassland and scattered scrub within the site. There will therefore be an overall loss of biodiversity on the site.
- 1.6 No impacts on the dense scrub habitats immediately adjacent to the west of the site are anticipated as a result of proposals.
- 1.7 Connectivity with habitats to the north, east, south and west of the site will be maintained at current levels following completion of the development.

Fauna

Badger

- 4.12 Badgers are protected under the Protection of Badgers Act 1992 from killing, injury and certain acts of cruelty. Their setts are also protected from damage, obstruction or destruction.
- 4.13 Badgers have been recorded in the local area however, there is no potential for foraging or sett construction within the site due to the poor diversity of habitats present. If present in the locality, badgers commuting within the wider landscape are likely to utilise areas of woodland and scrub to the north of the site and along the railway corridor. Badger commuting across the site is unlikely due to the small size of the site, the surrounding perimeter fence and the more suitable connected green habitats in the locality.

- 4.14 There are no suitable habitats for sett-building badger within 30 m of the site. No impacts on badger are anticipated from the site proposals.

Bats

- 4.15 Bats are designated as European Protected Species and are protected, along with their breeding sites and resting places, under Regulation 41 of the Conservation of Habitats and Species Regulations (amendment) (EU Exit) 2019. Bats are also afforded protection in the UK under Schedule 5 of the Wildlife and Countryside Act 1981 and are listed as priority species under the LBAP for Greater Manchester.
- 4.16 No impacts to roosting bats are anticipated from the proposals for the new switch house building and transformer bay. Building B1 has negligible suitability for roosting bats and the site provides negligible habitat suitability for foraging and commuting bats. As the site is already likely to be subject to light spill from the existing electricity substation building and the adjacent Etihad campus, it is unlikely that additional light generated from the proposed new switch house building and transformer bay would adversely affect any foraging or commuting bats present within the site locality.

Birds

- 4.17 Under the Wildlife and Countryside Act, 1981 (as amended) it is an offence to take, damage or destroy the nest of any wild bird whilst it is in use or being built. Many species are also a S41 species of principal importance are listed as priority species under the LBAP for Greater Manchester.
- 4.18 There is a risk of damage or destroying a nest if vegetation clearance is carried out in the nesting period (generally considered to be between March to August inclusive). The tall ruderal and scattered scrub habitats on site provide suitable nesting habitat and therefore measures will need to be implemented to avoid the potential disturbance or destruction of nests during clearance.

Invertebrates

- 4.19 The habitats on site, primarily the modified neutral grassland and scattered scrub provide limited breeding, foraging and sheltering opportunities for invertebrates. Given the small area to be lost and abundance of suitable habitat in the wider area, development proposals are unlikely to have a significant impact on the local invertebrate population.

Reptiles

- 4.20 Common lizard, slow-worm, grass snake and adder are protected under the Wildlife and Countryside Act 1981 (as amended) from killing and injury and are all S41 species of principal importance.
- 4.21 The habitats on site have limited suitability for reptiles. Given the high levels of disturbance on site and lack of suitable reptile habitat adjacent to the site, it is considered highly unlikely that reptiles are present on site. No implications with regard to reptiles are therefore anticipated from the proposals.

Other Relevant Species

- 4.22 Hedgehog are a S41 species of principal importance. The habitats on site have limited value for foraging hedgehog and there are no sheltering or commuting opportunities. In addition, connectivity between the site and adjacent habitats which offer more suitable opportunities for hedgehog is restricted by security fencing. As such it is considered unlikely that hedgehog are present on site. No implications for this species are anticipated as a result of the proposals.

5.0 Recommendations

- 1.8 This section sets out the recommendations for appropriate further survey, mitigation and enhancement based on the potential impacts set out in Section 4.0.

Planning Context

- 1.9 The development should be undertaken with due consideration to policies EN9 and EN15 of the Manchester Local Development Framework Core Strategy Development Plan (adopted 11th July 2012) and the National Planning Policy Framework 2021.

Habitats and Flora

- 1.10 All retained trees adjacent to the site will be protected from incidental damage and disturbance during construction in accordance with current standards (BS 5837:2012 Trees in relation to design, demolition and construction – recommendations).
- 1.11 Planting within the scheme design should take place in order to ensure there is no net loss of biodiversity, in line with the National Planning Policy Framework. Small areas of tall ruderal, scattered scrub and modified neutral grassland within the site that will be lost should be replaced as these areas provide the most valuable habitat for wildlife. This could be done by scrub planting, using native species, or creating thin strips of wildflower meadow along site perimeters. These measures would also help to enhance biodiversity assets in line with policy EN15 of the Manchester Local Development Framework Core Strategy Development Plan.

Fauna

Bats

- 5.1 New lighting should be designed in line with the Institution of Lighting Professionals Guidance Note 08/18 Bats and Artificial Lighting in the UK. A Sensitive Lighting Strategy should also be incorporated within proposals to avoid impacts of lighting on nocturnal species, primarily bats.

Birds

- 5.2 It is recommended that all vegetation clearance/soil stripping within the site avoids the core breeding bird season, March to August inclusive; although, it should be noted that bird nesting can take place outside this period.
- 5.3 If clearance works, are necessary during the core breeding bird season, or at any time when bird nesting is suspected, a nesting bird check of the area by an experienced ecologist will be required. The nesting bird check will take place no more than 24 hours prior to the clearance works. In the event that an active nest is found the ecologist will provide advice on setting up a suitable protection area around the nest until the young have fledged. The extent of the exclusion zone will depend upon the bird species concerned and its location within the development. Extensive clearance

of potential bird nesting habitat is not always practical during the core breeding season and development programmes will take this constraint into account.

Biodiversity Enhancement

- 5.4 Under the National Planning Policy Framework (NPPF) (2021), developments should aim to minimise impacts on biodiversity and provide net gain in biodiversity. There are opportunities to enhance biodiversity through the process of development, in line with National Planning Policy Framework (NPPF, 2021), under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 5.5 Landscape planting should aim to utilise native species appropriate to the local area and should maximise berry-bearing and nectar and pollen rich species. These can provide a valuable foraging resource for a range of pollinators and other invertebrates, which in turn benefits wildlife such as bats, small mammals and many bird species. Native wildflower seed mixes, suitable to the soil type at the application site, are available commercially and could be planted on site. This would also be beneficial to invertebrates such as bees and butterflies. Planting should focus on enhancing the small area of modified neutral grassland that is being retained in current proposals.
- 5.6 A bat box and/or a bird box could be incorporated onto the new switch house building to provide roosting opportunities for bat species and nesting opportunities for birds. Nest boxes should be appropriate to species that occur locally. Bat and bird boxes should be located at an appropriate height and aspect, with suitable lighting levels and close to vegetation.

6.0 References

BCT (2014b). Artificial Lighting and Wildlife – Interim Guidance: Recommendations to help minimise the impact of artificial lighting. BCT, London.

British Standards Institution (2012). BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. BSI, London.

BSI (2013). Biodiversity code of practice for planning and development: BS42020. BSI, London.

British Trust for Ornithology (BTO), Edited by Robert J. Fuller (2012). Birds and Habitat - Relationships in Changing Landscapes. Cambridge University Press. Norfolk.

Chartered Institute of Ecology and Environmental Management (CIEEM) (2013). Guidelines for Preliminary Ecological Appraisal. CIEEM, Winchester.

Collins J. (ed.) (2016). Bat Surveys for Professional Ecologists, Good Practice Guidelines (3rd Edition). The Bat Conservation Trust, London.

Department for Communities and Local Government (DCLG) (2019). The National Planning Policy Framework. DCLG, London.

HMSO (Her Majesty's Stationary Office) (1981). Wildlife and Countryside Act (as amended by the Countryside and Rights of Way Act 2000). HMSO, Norwich.

HMSO (1996). The Wild Mammals (Protection) Act. HMSO, London.

HMSO (2006). Natural Environment and Rural Communities Act. HMSO, Norwich.

HMSO (2019). The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. HMSO, London.

HMSO (2019). The Invasive Alien Species (Enforcement and Permitting) Order 2019. HMSO, London.

Joint Nature Conservation Committee (JNCC) (2010). Handbook for Phase 1 habitat survey – a technique for environmental audit. JNCC, Peterborough.

Appendix A

Target Notes

Target Notes Report

Survey 9560-1

Target Note TN01

A 1.0-1.5m strip of tall ruderal and scattered scrub. The area is bordered by the gabion wall to the south and east, the security fence of the electricity substation compound to the north and the substation access road to the west. Pallets and rubble are present adjacent to the access road.

<i>Chamaenerion angustifolium</i>	Rosebay Willowherb	D
<i>Buddleja davidii</i>	Buddleia	A
<i>Rubus fruticosus</i> agg.	Bramble	F
<i>Holcus lanatus</i>	Yorkshire-fog	O
<i>Sorbus aucuparia</i>	Rowan	R
<i>Taraxacum officinale</i> agg.	Dandelion	R
<i>Urtica dioica</i>	Nettle	R

Target Note TN02

A raised area of hardstanding, supported by gabion baskets, that is currently used for bin storage. The area is bordered by Rowsley Street to the east and modified neutral grassland to the south. A stretch of tall ruderal and scattered scrub and the access road leading to the substation compound are located beneath the retaining wall to the north and west, respectively.

<i>Cynosurus cristatus</i>	Crested Dog's-tail	O
<i>Hieracium</i> sp.	Hawkweed species	O
<i>Holcus lanatus</i>	Yorkshire-fog	O
<i>Rumex acetosa</i>	Common Sorrel	R
<i>Taraxacum officinale</i> agg.	Dandelion	R

Target Note TN03

A hardstanding access road leading to the gate for the electricity substation compound. The road is bordered by the gate to the electricity substation to the north, tall ruderal, modified neutral grassland and the retaining wall to the east and a palisade fence to the west, beyond which is an area of dense scrub and young scattered broad-leaved trees.

<i>Rubus fruticosus</i> agg.	Bramble	D
<i>Arrhenatherum elatius</i>	False Oat-grass	O
<i>Cornus sanguinea</i>	Dogwood	O
<i>Trifolium pratense</i>	Red Clover	O
<i>Aster</i> sp.	Michaelmas-daisy species	R
<i>Dactylis glomerata</i>	Cock's-foot	R
<i>Equisetum</i> sp.	Horsetail species	R
<i>Vicia sepium</i>	Bush Vetch	R

Target Note TN04

An area of modified neutral grassland that slopes gently to the west and has grown over the top of old building foundations and rubble. A metal security hut (B1) is present on the tarmac located immediately to the east of this area. The grassland is bordered by the hardstanding storage area to the north, Rowsley Street to the east and the access road to the south and west.

<i>Artemisia vulgaris</i>	Mugwort	A
<i>Dactylis glomerata</i>	Cock's-foot	A
<i>Holcus lanatus</i>	Yorkshire-fog	A
<i>Jacobaea vulgaris</i>	Common Ragwort	A
<i>Lolium perenne</i>	Perennial Ryegrass	A
<i>Rumex obtusifolius</i>	Broad-leaved Dock	A
<i>Arrhenatherum elatius</i>	False Oat-grass	F
<i>Calystegia sepium</i>	Hedge Bindweed	F
<i>Hieracium</i> sp.	Hawkweed species	F

<i>Melilotus sp.</i>	Melilot species	F
<i>Vicia sepium</i>	Bush Vetch	F
<i>Equisetum sp.</i>	Horsetail species	O
<i>Festuca rubra</i>	Red Fescue	O
<i>Plantago lanceolata</i>	Ribwort Plantain	O
<i>Urtica dioica</i>	Nettle	O
<i>Aethusa cynapium</i>	Fool's Parsley	R
<i>Cirsium arvense</i>	Creeping Thistle	R

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

Drawings

G9560.007 - Phase 1 Habitat Map

Electricity North West Drawing: 100138-00350 Rev 001_October 2021 -
Eastlands Primary Substation T13 Transformer and Switch House
Existing Site & Location Plan



KEY

- Site boundary
- Target note
- Scattered scrub
- Fence
- Wall
- Modified neutral grassland
- Tall ruderal
- Building
- Hardstanding

Note:

The locations of habitats and habitat features are indicative.

Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office.

Contains OS data © Crown Copyright and database right 2022. All rights reserved.

Contains data from OS Zoomstack

Licence number 0100057890.

Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

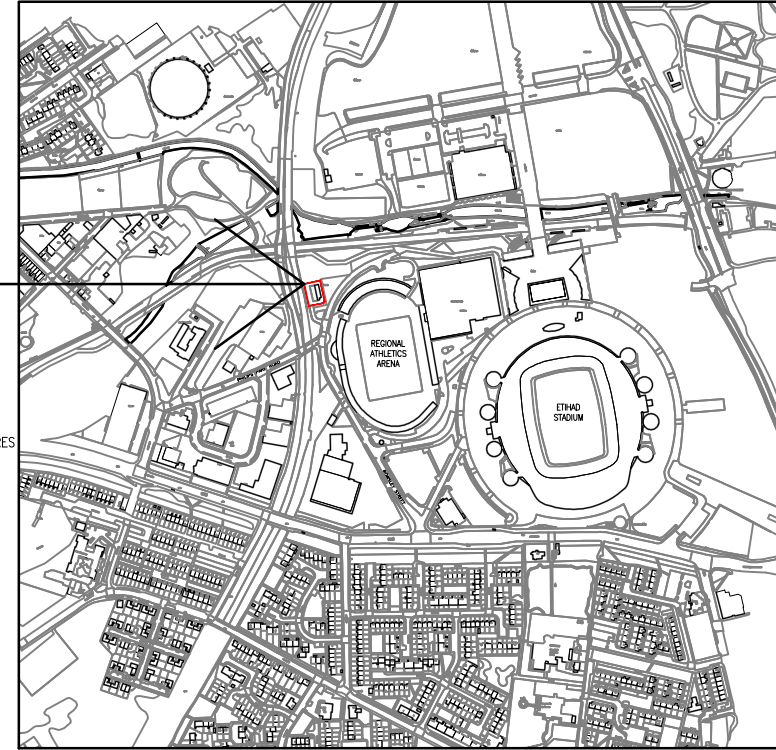
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Eastlands Primary Substation

Title
Phase 1 Habitat Survey

Drawing Number
G9560.007

Drawn	Checked	Approved	Scale	Date
SP	CB	PP	1:200 @ A3	14/09/2022



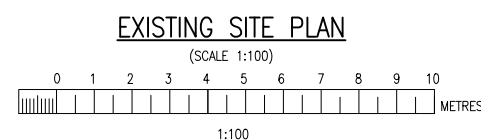
GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES.
3. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS.
4. ALL DIMENSIONS TO BE SITE CHECKED.
5. ALL WORK TO CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.

REFERENCE DRAWINGS

100138/00350- EXISTING SITE & LOCATION PLAN
100138/00351- PROPOSED SITE PLAN
100138/00352- EXISTING EXTERNAL ELEVATIONS
100138/00353- PROPOSED EXTERNAL ELEVATIONS
100138/00354- PROPOSED BUILDING ELEVATIONS

FOR ELEVATIONS A-C, SEE
DWG No. 100138- 00352.

ELEVATION A

THIS DRAWING AND ANY INFORMATION OR DESCRIPTIVE MATTER SET OUT HEREON ARE THE
CONFIDENTIAL AND COPYRIGHT PROPERTY OF ELECTRICITY NORTH WEST LIMITED AND MUST NOT BE
DISCLOSED, LOANED, COPIED OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

NOT TO BE SCALED. UNLESS OTHERWISE STATED DIMENSIONS ARE IN MILLIMETRES

NOT TO BE SCALED:		UNLESS OTHERWISE STATED, DIMENSIONS ARE IN MILLIMETRES.	
REV	AMENDMENTS	DRAWN	APP. DATE
001	ISSUED FOR PLANNING	JEWB	JAB 21-10-2



Electricity
Northwest

ELECTRICITY NORTH WEST
FREDERICK ROAD
SALFORD M6 6QH

EASTLANDS PRIMARY SUBSTATION
T13 TRANSFORMER AND SWITCH HOUSE

EXISTING SITE & LOCATION PLAN

SCALE	AS SHOWN AT A1	SITE NAME	EASTLANDS PRIMARY	SUBSTATION
DRAWN	JEWB	PROJECT	T13 TRANSFORMER AND	SWITCH HOUSE
APPROVED	JAB	P.F.R. NO.	100138	DWG STATUS
DATE	OCT 21	DRAWING NUMBER		
SHEET SIZE	A1	100138-00350		001
OLD DWG NO.				



HEAD OFFICE

Genesis Centre,
Birchwood Science Park,
Warrington
WA3 7BH

Tel: 01925 844004
E-mail: tep@tep.uk.com

**MARKET
HARBOROUGH**

The Reynard Suite,
Bowden Business Village,
Market Harborough,
Leicestershire,
LE16 7SA

Tel: 01858 383120
E-mail: mh@tep.uk.com

GATESHEAD

Office 26, Gateshead
International Business
Centre,
Mulgrave Terrace,
Gateshead
NE8 1AN

Tel: 0191 605 3340
E-mail: gateshead@tep.uk.com

LONDON

8 Trinity Street,
London
SE1 1DB

Tel: 020 3096 6050
E-mail: london@tep.uk.com

CORNWALL

4 Park Noweth,
Churchtown,
Cury,
Helston
Cornwall
TR12 7BW

Tel: 01326 240081
E-mail: cornwall@tep.uk.com
