

Preliminary Ecological Appraisal Report

Lord Street, Manchester
Reference: 82-675-R1-2
Date: January 26





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EXECUTIVE SUMMARY

Site Address	Land south of Lord Street, Strangeways, Manchester M4 4EX
Coordinates	E 384140 N 399435
Site Area	Approximately 0.16 ha
Current Site Use	The site comprises a vacant plot of derelict land colonised by overgrown vegetation. Hardstanding pavements are located along the north, west and east boundaries. The site is bordered to the east, north and west by Cheetham Hill Road, Lord Street and Fernie Street. A Texaco filling station lies directly adjacent to the south.
Designated Sites	No statutory designated sites were identified within 1 km of the site boundary. However, the site is located within the Impact Risk Zone of the Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), located approximately 5 km to the east. As per the criteria listed on MAGIC, the proposed site will not require further consultation with Natural England to proceed in relation to the SSSI due to the size of the site and the nature of the proposed works. Furthermore, no negative impacts to the SAC are anticipated as a result of the development and therefore a Habitat Regulations Assessment will not be required. No non-statutory designated sites are located within 1 km of the site.
Survey Results	The site was found to contain hardstanding and vacant or derelict land with one structure present. The site was found to have the following potential ecological constraints: ✿ Terrestrial opportunities for common amphibians within rubble piles and scrub. ✿ Structure 1 (S1) was assessed as having a Low bat roosting potential. ✿ Potential presence of badgers, although limited. ✿ Potential presence of hedgehogs within the dense scrub. ✿ One small shallow mammal hole within the southwest of the site. ✿ Opportunities for nesting birds within the structure and scrub.
Conclusions	The following further survey is recommended to inform a planning application: One Nocturnal Bat Survey is required on S1 between May and August (inclusive). If bats are identified roosting within the structure, a further two surveys would be required to characterise the roost, and a European Protected Species Licence will be required and with up-to-date surveys from the survey season prior to the application submission. The following mitigation is recommended: ✿ Common amphibians are to be removed by hand from the working area during the clearance phase. ✿ Precautionary Working Methods for badger.



- ✿ Where vegetation requires removal, it should be checked for the presence of hedgehogs prior to removal. If any vegetation is too dense to be fully inspected, it should be strimmed to 50 cm and checked for hedgehog before being cleared to ground level.
- ✿ The small mammal hole should be inspected before site clearance. Should a small mammal be identified sheltering within the hole, works should cease in this area until the mammal has vacated the hole.
- ✿ The structure and vegetation should be cleared or demolished outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 48 hours 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.

A 10% gain in biodiversity will be required on-site. If this cannot be achieved on-site, a conservation offset payment or off-site compensation will be required.



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1. INTRODUCTION

1.1. BACKGROUND

E3P were commissioned by Linear Living Ltd to undertake a Preliminary Ecological Appraisal at Lord Street, Manchester, hereafter referred to as “the site”.

This report has been prepared by Noah Salt BSc (Hons), Graduate Ecologist at E3P. Noah holds a qualifying CIEEM membership, has a Level 4 Field Identification Skills Certificate (FISC) and 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

Demolition of existing structures and erection of a residential apartment development comprising 251no. dwellings (Use Class C3) with landscaping and associated works.

1.3. SITE LOCATION

The site is located to the north of Manchester City Centre, in the Strangeways area. The site is bordered by Cheetham Hill Road to the west, Lord Street to the north, and Fernie Street to the east. Please refer to Figure 1 for the approximate site location.

Figure 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:

- ❶ 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, accessed September 2025.
- ❷ Aerial mapping and ordnance survey maps.
- ❸ Local data records provided by the Greater Manchester Ecology Unit (GMEU) on the 18th of September 2025.

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. The 1 km data search was selected due to the small size of the site as well as the urban nature of the surrounding area.

The data search included the request for details of protected and notable species of flora and fauna 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 the absence of a species from the area. The lack of records may simply be a result of a lack 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 Noah Salt on the 18th of September 2025. The weather was warm and dry.

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

A vegetation and habitat plan has been produced for the proposed development site (please refer to Appendix I). The mapping is based on the UK Habitat Classification Version 2.0 (UKHab, 2023).

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 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 was undertaken by Noah Salt on the 18th of September 2025. The survey involved undertaking a systematic search of the structures onsite, 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, 4th Edition (Collins, 2023)*.

The structures were categorised for their bat roosting potential as described in **Table 1** in accordance with Collins (2023).

Table 1 Bat Roosting Potential Classification of Structures

CATEGORY	DESCRIPTION
NONE	No habitat features are likely to be used by any roosting bats at any time of the year.
NEGLIGIBLE	No obvious habitat features on-site are likely to be used by roosting bats; however, a small element of uncertainty remains, as bats can use small and apparently unsuitable features on occasion.
LOW	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
MODERATE	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but is unlikely to support a roost of high conservation status.
HIGH	A structure with one or more potential roost sites that are obviously suitable for use by a larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g., maternity, or classic cool/stable hibernation sites.



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. Additionally, due to different flowering times, some plant species present may have been missed. These limitations have been considered.

The site boundary was updated after the Preliminary Ecological Appraisal had taken place, therefore the developed land; sealed surface was not surveyed and instead, satellite imagery and Google Streetview were used to identify the habitat. This is not considered a major constraint as the developed land; sealed surface holds minimal ecological value and provides no benefit for local species.



3. SURVEY RESULTS

3.1. SITE CONTEXT

The site comprised a small plot of vacant, derelict land to the north of Manchester City Centre. The surrounding habitats were predominantly urban in nature, with the immediate surroundings comprising roads, commercial units and high-rise residential dwellings. This urban arrangement of habitats is anticipated to provide limited value for local wildlife, however, the buildings may be used by nesting birds and small numbers of opportunistic roosting bats.

No Biodiversity Action Potential (BAP) Priority Habitats are present within the site or directly adjacent to the site boundary however, numerous isolated parcels were present within 1 km. The closest of which were Deciduous Woodland and Open Mosaic Habitat on Previously Developed Land located approximately 250 m and 470 m east of the site, respectively. These habitats are likely to provide value for a number of flora species, including plants seen in early successional communities and specialist fungi. These habitats will also offer high value for local animal species, including birds, terrestrial mammals and amphibians. Despite this, no suitable habitat corridors exist between these habitats and the site, with numerous high-rise buildings and high disturbance roads in between.

An active and inactive railway line and embankment is located approximately 150 m to the east of the site. This habitat could provide valuable commuting habitat for birds, bats and other terrestrial mammals. Despite this, numerous roads and buildings form a barrier between these habitats and the site itself.

The River Irk, a tributary of the river Irwell with the confluence located approximately 560 m southwest of the site, flows approximately 175 m south from the site at its closest point. The aquatic habitat present could provide valuable habitat for species such as otter, water vole and Daubenton's bat (*Myotis daubentonii*) however, there is no connectivity between the watercourse and the site.

An unvegetated ornamental fountain was located approximately 60 m south of the site. No other waterbodies were located within 250 m of the site.

3.2. DESIGNATED SITES

No statutory designated sites were identified within 1 km of the site boundary. However, the site is located within the Impact Risk Zone of the Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), located approximately 5 km to the east. Rochdale Canal is designated as a SSSI for supporting a diverse assemblage of aquatic vegetation, including the nationally scarce floating water-plantain (*Luronium natans*), for which it receives its SAC status. As per the criteria listed on MAGIC, no further consultation with Natural England is required with regards to Rochdale Canal SSSI. Furthermore, due to the distance between the site and the SAC, and the anticipation that the proposed residential building will not have a significant impact on air quality, a Habitat Regulations Assessment (HRA) will not be required.

No non-statutory Sites of Biological Importance were identified by GMEU.

3.3. HABITATS

The main habitats encountered during the survey are described in the following subsections. Please refer to Appendix I for the UKHab Habitat Plan.



3.3.1. SPARSELY VEGETATED URBAN LAND – VACANT OR DERELICT LAND U1F - 82

The majority of the site comprised derelict land which had been left vacant following the demolition of the previous building in early 2020. The peripheries of the site were dominated by butterfly bush (*Buddleja davidii*) with scattered silver birch (*Betula pendula*), goat willow (*Salix caprea*) and crack willow (*Salix fragilis*) saplings. Towards the centre of the site, there was a mosaic of hardstanding and hardcore which was colonised by a range of urban, disturbed ground, ruderal species including mugwort (*Artemisia vulgaris*), michaelmas-daisy (*Aster sp.*), Canadian fleabane (*Solidago canadensis*), bramble (*Rubus fruticosus agg.*), field horsetail (*Equisetum arvense*), mouse-ear-hawkweed (*Pilosella officinarum*), cat's ear (*Hypochaeris radicata*), coltsfoot (*Tussilago farfara*), dandelion (*Taraxacum officinale agg.*), black medic (*Medicago lupulina*), herb Robert (*Geranium robertianum*), ribwort plantain (*Plantago lanceolata*), red clover (*Trifolium pratense*), petty spurge (*Euphorbia peplus*), ribbed melilot (*Melilotus officinalis*), yellow-wort (*Blackstonia perfoliata*), common centaury (*Centaurium erythraea*), Yorkshire fog (*Holcus lanatus*), red fescue (*Festuca rubra*) and smaller cat's-tail (*Phleum bertolonii*). The habitat does not meet the criteria for open mosaic habitats on previously developed land, as the area of this habitat is less than 0.25 ha. Furthermore, only a small number of ruderal and annual indicator species were present.

Figure 2 Sparsely Vegetated Urban Land - Vacant or Derelict Land (u1f – 82)



3.3.2. STRUCTURES

One small structure was located within the southwest corner of the site. This structure was a remaining section of the building, which was demolished in 2020. The structure comprised red brick and breeze block walls, with part demolished walls providing access into the interior. Dense butterfly bush scrub surrounded the walls of the structure, and the species had also colonised the roof.



Figure 3 **Showing Structure**



3.3.3. DEVELOPED LAND; SEALED SURFACE U1B

Hardstanding pavements enveloped the site along its north, east and west boundaries.

Figure 4 **Showing Hardstanding**



3.4. PROTECTED AND NOTABLE SPECIES

3.4.1. AMPHIBIANS

No records of great crested newts (*Triturus cristatus*) were identified by GMEU during the record search.

Consultation with MAGIC did not identify any great crested newt European Protected Species Licenses (EPSLs) within 1 km of the site. The closest EPSL was located approximately 5.4 km northwest of the site, active between 2014 and 2015 for the destruction of a great crested newt resting place.



An ornamental fountain was located approximately 60 m south of the site. No vegetation was present in the fountain, and it did not offer suitable breeding habitat for great crested newts. Please see Figure 5 for an image of the fountain.

Figure 5 **Fountain**



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

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

Further consultation with GMEU did not identify any records of common amphibians within 1 km of the site. The site does not offer a suitable breeding habitat for common amphibians due to a lack of waterbodies on-site. However, the vegetation and rubble piles may provide suitable shelter and protection for the species group within their terrestrial phase. As such, common amphibians may be present on-site.

3.4.2. BATS

Consultation with GMEU identified multiple records of bats within 1 km of the site, with recent records including common pipistrelle (*Pipistrellus pipistrellus*) and older records including soprano pipistrelle (*Pipistrellus pygmaeus*) and Daubenton's bat (*Myotis daubentonii*). The closest record was located approximately 90 m southwest of the site from 2014, comprising a record of an injured common pipistrelle.

Consultation with MAGIC identified four Natural England Bat Mitigation Licences within 1 km of the site, the details of which can be found in Table 2.

Table 2 **Summary of Natural England Bat Licences**

LICENCE REFERENCE	APPROXIMATE DISTANCE FROM SITE (M)	DESCRIPTION
2014-6380-EPS-MIT	600 m south	Active between 2015 and 2023 for the destruction of a common pipistrelle non-breeding roost.



LICENCE REFERENCE	APPROXIMATE DISTANCE FROM SITE (M)	DESCRIPTION
2014-4219-EPS-MIT	750 m southwest	Active between 2014 and 2020 for the destruction of a common pipistrelle non-breeding roost.
2017-31569-EPS-MIT	800 m southwest	Active between 2017 and 2019 for the destruction of a common pipistrelle non-breeding roost.
EPSM2013-5644	950 m southeast	Active between 2013 and 2015 for the destruction of a common pipistrelle non-breeding roost.

The building on site (S1) was assessed as having Low bat roosting potential. A detailed assessment and photographs of the building are outlined in Appendix II.

Although the site comprised habitats which could support invertebrates, which could provide foraging opportunities for bat species, the site is small, lacks linear habitats and is situated within an area with high anthropogenic disturbance from traffic and street lighting. As such, the site is not anticipated to provide value for commuting and foraging bats.

3.4.3. BADGER

Consultation with GMEU identified one record of badger within 1 km of the site from 2011.

No badger setts or field signs were located on-site or within 30 m of the site boundary. However, badgers may occasionally utilise the site for foraging within the vegetation. Furthermore, although unlikely, the looser ground could be used by badgers for sett building.

3.4.4. OTTER AND WATER VOLE

Consultation with GMEU identified multiple records of otter within 1 km of the site. The closest of which comprised a record of an otter pair from 2018, approximately 600 m to the southwest of the site associated with the River Irwell.

No records of water vole were identified within the data search.

No watercourses are located on-site or directly adjacent to the site boundary. The closest watercourse is the River Irk, located approximately 175 m south at its closest point. Due to a lack of suitable aquatic and terrestrial habitat for otter and water vole within or adjacent to the site boundary, both species have been ruled out of further assessment.

3.4.5. OTHER TERRESTRIAL MAMMALS

A single record of a common hedgehog from 2020 was identified approximately 400 m south of the site.

The site was assessed as providing suitable refuge and foraging habitat for hedgehogs within the vegetation understorey however the habitat was isolated from other suitable habitat in the surrounding area. As such, hedgehogs may occasionally be present on-site.

A small mammal hole, approximately 1 m deep was present within the hardstanding embankment to the southwest of the site. A full inspection of the hole was possible during the survey.



Figure 6 **Mammal Hole**



3.4.6. BREEDING BIRDS

Consultation with GMEU identified numerous records of notable and protected bird species within 1 km of the site. Species included black redstart (*Phoenicurus ochruros*), hobby (*Falco subbuteo*), kingfisher (*Alcedo atthis*), peregrine (*Falco peregrinus*), bullfinch (*Pyrrhula pyrrhula*), cuckoo (*Cuculus canorus*), dunnoek (*Prunella modularis*), herring gull (*Larus argentatus*), house sparrow (*Passer domesticus*), lapwing (*Vanellus vanellus*), song thrush (*Turdus philomelos*), spotted flycatcher (*Muscicapa striata*), starling (*Sturnus vulgaris*) and yellow wagtail (*Motacilla flava*).

Common bird species are anticipated to be present within the habitats onsite and may use the vegetation and structure for nesting. Due to the small size of the site and the high disturbance of the habitats directly adjacent to the site, it is not anticipated that the site supports an important assemblage of bird species or any ground-nesting birds.

3.4.7. REPTILES

Consultation with GMEU did not identify any records of reptiles within 1 km of the site.

The habitats onsite could support reptile species within the vegetation; however, due to a lack of suitable habitats and habitat connectivity within the local area and the urban habitats which were present on the site within the recent past, reptiles are not anticipated to be onsite and have been ruled out of further assessment.

3.4.8. NOTABLE INVERTEBRATES

Consultation with GMEU identified multiple records of notable invertebrates within 1 km of the site, including cinnabar (*Tyria jacobaeae*) and common carpet (*Epirrhoe alternata*).

Due to the small size of the site and the lack of connectivity to any high-quality habitats, an important assemblage of notable invertebrate species is not anticipated to be present on-site.



3.4.9. INVASIVE PLANT SPECIES

No invasive non-native plant species listed on the Wildlife and Countryside Act 1981 were identified on, or within close proximity to, the site. The native species, field horsetail, was identified at a low density on-site. This species can cause damage to hardstanding and structures.



4. ECOLOGICAL CONSTRAINTS AND MITIGATION

4.1. DEVELOPMENT PROPOSALS

Demolition of existing structures and erection of a residential apartment development comprising 251no. dwellings (Use Class C3) with landscaping and associated works.

4.2. PROTECTED AND NOTABLE SPECIES

4.2.1. AMPHIBIANS

The site may support small numbers of common amphibians within the vegetation and rubble piles. It is recommended that during the clearance phase of works, any common amphibians encountered should be moved by hand away from construction activities.

4.2.2. BATS

The onsite structure was assessed as having a Low roosting potential. Please see Section 5.1 for the information regarding further surveys in relation to bats.

It is recommended that any planting within the site be of native fruiting/flowering species in order to enhance the site for foraging bats post-completion.

Furthermore, bat boxes could be included in the design to enhance the sites value for the species group.

4.2.3. BADGERS

The habitats onsite may occasionally be visited by foraging badgers. As such, the following precautionary working methods will be adhered to during the construction phase to ensure that no badgers within the local area are impacted by the proposed development:

- ☉ All site operatives will be inducted to the presence of the species and their working limits and legal responsibilities. If they suspect that they locate a new sett during works, works should cease immediately, and the site manager and project ecologist should be notified.
- ☉ All excavations will be battered at a 45-degree angle, or ramps will be installed, to allow the escape should animals become trapped. Alternatively, excavations will be covered overnight.
- ☉ All site machinery and materials will be appropriately stored to avoid harm to the species, notably between July and November (inclusive) each year when extra care is needed to avoid potential impacts on pregnant females.

It is not anticipated that the development will have a significant negative impact on badgers within the local area.

4.2.4. HEDGEHOGS

The site was assessed as providing suitable refuge and foraging habitat for hedgehogs within the denser vegetation. Where vegetation requires removal, it should be checked for the presence of hedgehog prior to removal. If any vegetation is too dense to be fully inspected, it should be strimmed to 50 cm and checked for hedgehog before being cleared to ground level.



4.2.5. OTHER MAMMALS

The small mammal hole should be inspected to ensure that no animal is occupying the shallow hole before clearance. Should any small mammal be identified, works within proximity to the hole should cease until the mammal has vacated the hole.

4.2.6. BREEDING BIRDS

The site was assessed as having value for common bird species within the peripheral vegetation and the onsite structure. Demolition and clearance of these features should be carried out outside of nesting bird season. Breeding bird season occurs between March-September (inclusive). If this is not possible, a suitably qualified ecologist should inspect the area no more than 48 hours prior to the removal. Should any nests, or nests in construction, be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable standoff and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

Post-development, bird boxes could be installed on the development to enhance the site's value for the species group.



5. FURTHER SURVEYS

5.1. BATS

The structure onsite (S1) was found to have Low bat roosting potential. As such, one Nocturnal Bat Survey is required on the structure between May and August (inclusive). If bats are identified roosting within the structure, a further two surveys would be required to characterise the roost, and a European Protected Species Licence will be required and with up-to-date surveys from the survey season prior to the application submission.

5.2. TABLE OF FURTHER SURVEYS

Please refer to Table 3 for a summary of further surveys required to inform a planning application.

Table 3 Further Surveys Recommended

SURVEY TYPE	TIMESCALES
Bat Survey on S1	One survey should be undertaken between May to August (inclusive)



6. BIODIVERSITY NET GAIN

The scheme will be required to achieve a 10% in Biodiversity Net Gain. In line with The Environment Act 2021, this is a mandatory requirement. Full details of this and a calculation of net gain could be finalised after detailed landscape plans have been prepared. It is recommended that an ecologist is consulted during the design stage to ensure, where possible, that biodiversity net gain can be achieved. If this is not feasible on-site, a conservation offset payment or off-site compensation may be required.

Habitat measures should be provided within areas of open space or designated wildlife zones. Planting should consist of native species and be of local provenance where possible. A 30-year management plan should be produced to ensure any significant biodiversity enhancements are secured on-site.



7. REFERENCES

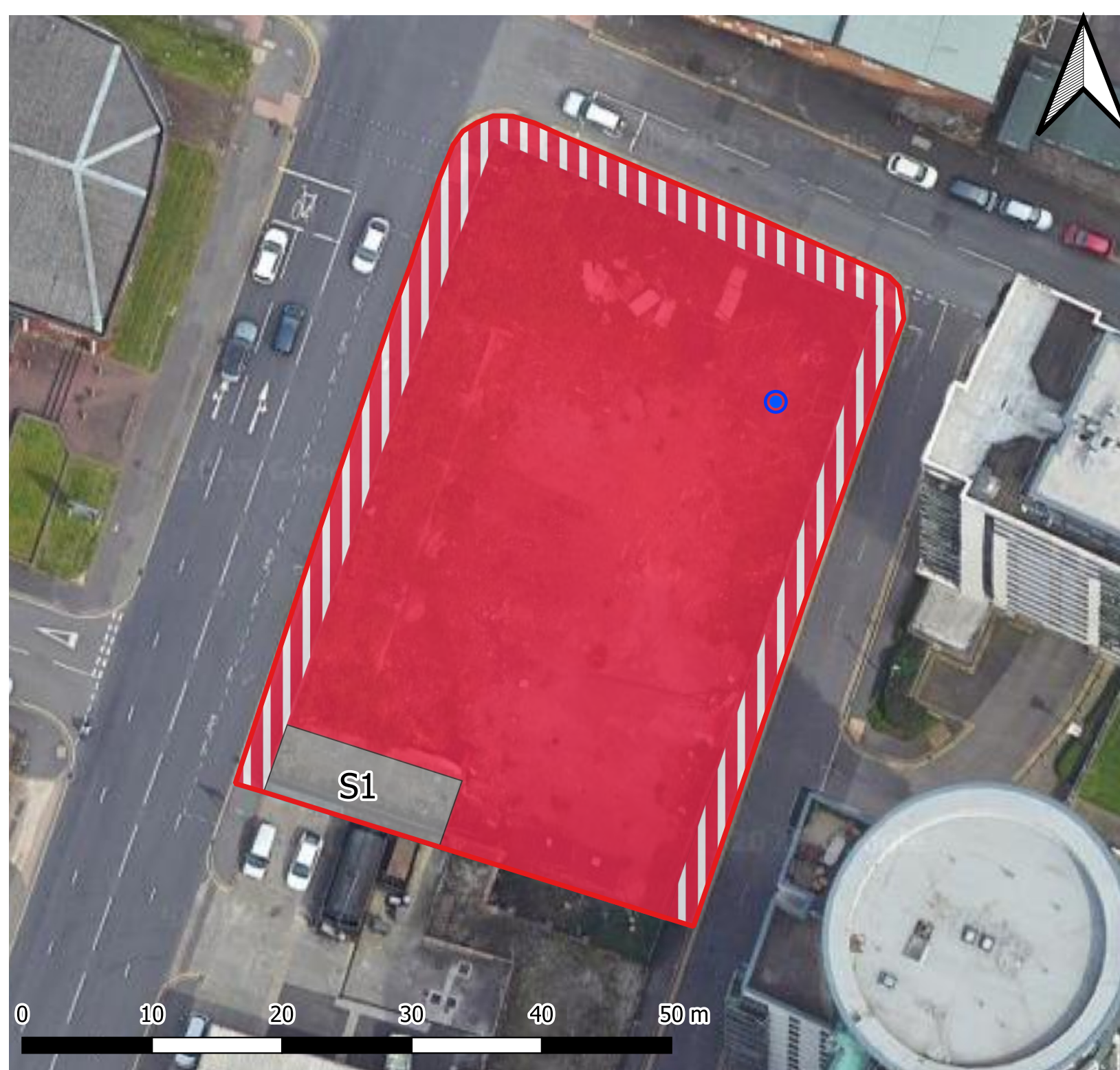
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- ✿ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- ✿ Stace, C. A. (2019). New Flora of the British Isles. Fourth Edition. Cambridge University Press.
- ✿ UKHab (2023) UK Habitat Classification Version 2.0.
- ✿ Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

END OF REPORT

APPENDIX I

UKHAB HABITAT PLAN





Key:

-  Red line boundary
-  Approximate field horsetail location
-  Structure
-  Developed land; sealed surface
-  Vacant or derelict land

Notes

Issue: 1	Revision: 2	Date: 07/01/2025	Drawn: NS2	Authorised: CK
Client: Linear Living Ltd			Job No. 82-675	Date: 07/01/2025
			Drawing No. 82-675-001(01)	Scale: 1:400 @ A4
Job title: Lord Street, Manchester			Drawing title: UKHab Habitat Plan Revision 2	

APPENDIX II

STRUCTURE 1

DESCRIPTION





STRUCTURE REFERENCE	DESCRIPTION	PHOTOS
S1	S1 comprised a small section of the building which previously occupied the site, which was not demolished in 2020. As such, the features described below would only have been available to bats for the past five years. The structure was surrounded by dense vegetation along the sides and on the roof. The structure comprised two rooms, which were both missing walls on the northern aspect, providing access into the structure. Within both the internal rooms, small crevices in which a small number of bats could opportunistically roost in were present. Within the eastern room, a breeze block was missing from the internal wall, which provided access into the cavity wall. Within the western room, the roof and wall had flexed, creating a long crevice along the back wall. No evidence of bats was identified during the survey.	



STRUCTURE REFERENCE	DESCRIPTION	PHOTOS
		