

404 Wilbraham, Chorlton,
Manchester

Ecological Constraints Survey



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Client Armistead Property

Project Title 404 Wilbraham, Chorlton

Project Reference RHE.4503

Project Leader Lucia Ruiz Mut

	Name	Position	Date
Author	Lucia Ruiz Mut	Ecologist	03/03/2025
Reviewer	Simon Holden	Associate	04/04/2025
Revision			



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Ecological Constraints

Background

Rachel Hacking Ecology Ltd was commissioned in 2025 by Armistead Property (the client) to carry out an Ecological Constraints Survey of land at 404 Wilbraham Road, Chorlton, Manchester M21 0UF (the 'site'). The site is located at O. S. grid reference: SJ 82087 94028 (see Figure 1).



Figure 1 showing the site location

Scope of Work

The Client commissioned Rachel Hacking Ecology to carry out a scoping survey visit to assess the suitability of the site to support roosting bats and identify potential ecological constraints.

Site Visit Information

Lucia Ruiz Mut (Ecologist) visited the site on 3rd March 2025. Lucia has 3 years' professional experience conducting similar surveys and is a Qualifying member of CIEEM.

The weather at the time of the survey was cool and dry with an average temperature of 7°C. The conditions were suitable for a full assessment to be undertaken.

The site was not internally accessible, and the survey was undertaken from the outside with the aid of a camera drone. Given the habitats present this is not considered to represent a significant limitation.

Habitats Assessment

Based on the drone footage, the surfaces appeared to be a mixture of developed, sealed land, with some self-established vegetated areas covered in grass and other herbaceous plants. It is not clear whether these are rooted (see Photographs 1 & 2).



Photograph 1 showing aerial view of the site. Hedgerow and tree highlighted in red.



Photograph 2 showing vegetation in pots

There is a conifer tree in the middle of the site. It is not known if the tree is rooted. There is a hedgerow along the northwestern corner of the site, covered in Ivy *Hedera helix*.

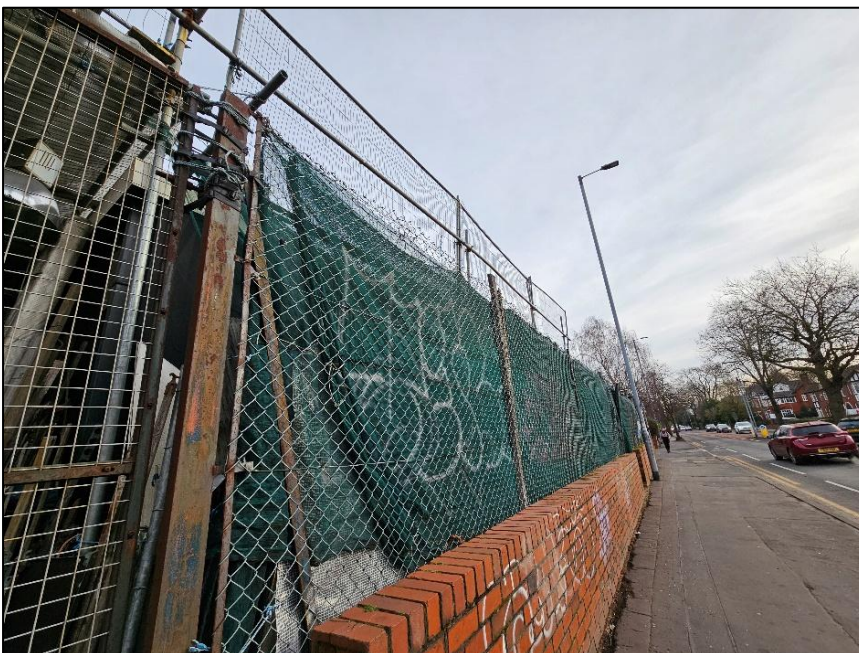
Habitats on site are considered of negligible ecological value. Removal of rooted vegetation, including any ground vegetation, trees or hedgerows will have to be compensated to comply with the mandatory 10% biodiversity net gain requirements.

Daytime Bat Survey

No standard buildings exist on site. Temporary shelters appear to be used for storing materials (see Photographs 3 & 4). These are very unlikely to offer any potential to support roosting bats. The tree on site could not be closely inspected but is unlikely to offer potential to support roosting bats due to: a) being a conifer; and b) being in an urban location. The site offers **negligible** suitability for roosting bats.



Photograph 3 showing aerial view of the shelters



Photograph 4 showing the site front wall.

The site is located in an urban context offering poor quality foraging and commuting habitat.

Notable or Protected Species (other than Bats)

The logs, stone and rubble piles and other debris across the site may offer suitable shelter for Hedgehog *Erinaceus europaeus*. The hedgerow and trees on site offer suitable nesting opportunities for birds.

Given the lack of connectivity between the site and other natural areas it is considered highly unlikely that other notable species may be present on site.

Conclusion

The site is of low ecological value.

The removal of rooted vegetation will have a negative impact at the site level only but will have to be compensated in term of Biodiversity Net Gain via creation of other natural/vegetated habitats.

The proposed development has a very low risk of affecting bats or other protected species. The implementation of a Reasonable Avoidance Measurements (RAMs) will be sufficient to minimize this risk.

