

Preliminary Ecological Appraisal

Survey site:

Wythenshawe Park, Wythenshawe Road, Manchester M23 0PH

Client:

Etec contract services Ltd

Survey date:

Monday 15th of December 2025

Project:

This report is prepared to inform a planning application with Manchester City Council. The proposal is described as:

‘Creation of temporary car park’

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2025](#).

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
The survey site is centred on National Grid Reference SJ 81501 90035 and has an area of approximately 0.31ha. The site comprises an area of amenity grassland and one scattered tree within Wythenshawe Park. It is situated within the park estate in the town of Wythenshawe, Manchester. The park has woodland character with swathes of woodland across the parks landscape. The surrounding area around the park is predominately urban with residential estates to the north, east and west. With Manchester airport and industrial warehouses to the southeast. Water bodies can be found throughout the park, with small ponds located within the woodland areas, the closest pond is located ~0.2km southeast. Such features likely enhance the area for a variety of species, including bats, birds, amphibians, reptiles, badgers and hedgehogs.					
Survey Details					
The site survey was undertaken by Chloe Quinn MSc, BSc (Hons), Graduate Ecologist. The site is to be utilised as a temporary car park area while the main car park and sports hub is under construction. For further information this report should be read in conjunction with the following reports for the wider project; • Arboriculture report by Arbtech November 2025 (for the temporary car park area) • ECIA report by Arbtech March 2025 (for the main site project development area) • BERS report by Arbtech June 2025 (for the main site project development area) Biological records data has been purchased for the main site area.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (beaufort)	Rain(mm)
15/12/2025	10	94	90	1	Rain
Executive Summary					
• A BNG assessment is required to ensure the proposed development delivers a 10% net gain. • A CEMP may be required to minimise indirect effects to the nearby habitats in the LNR. • Precautionary working methods will be required for birds, reptiles, amphibians, badgers and hedgehogs. • A low impact lighting strategy will be implemented to reduce disturbance to commuting and foraging bats. • Enhancements are outlined in the relevant tables below.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on					

suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

The survey was completed at the end of the optimal survey period (April to October) for ground flora, and as such the accuracy of botanical assessment and condition assessment data may be limited in terms of species visible and ground conditions at the time of survey. However, due to the site being under a regular management schedule we do not expect to there to be any notable plant species present so therefore further surveys would be disproportionate.

Ecological Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
--------------------------	---

Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site is adjacent to a line of mature trees with ecological niches, and areas of mixed broadleaved woodland which is of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread. Further notable habitats are present within 2km. On-site habitat descriptions <u>u1b – Developed land/sealed surface</u> To the east there is a pedestrian walkway, it is of tarmac construction. The walkways appeared in good condition with no significant signs of wear or damage. There is also an access road to the eastern site boundary that leads from the adjacent main road into the main park that is of tarmac construction. The road is in good condition with no signs of wear or damage i.e. no potholes or cracks. Condition assessment N/A. <u>u1e – Built linear features</u> Separating the access road and pedestrian path into the main park from the parkland area there are two railings. The first railing is a small timber vehicle barrier separating the road and pedestrian path. There is then a black metal railing ~3ft high separating the pedestrian path and the parkland. Both railings appear to be in good condition with no signs of significant wear or structural damage. Small sections of both railings will be removed to create access points to the temporary car park. Condition assessment N/A. <u>g4 – Modified grassland [32]</u>

	The main site area where the temporary car park is to be created is ~0.31ha of amenity grassland. This area of grassland forms part of a larger part of grassland. The species present include; Cocksfoot <i>Dactylis glomerata</i> (D), Perennial Rye <i>Lolium perenne</i> (A), Creeping Buttercup <i>Ranunculus repens</i> (A), White Clover <i>Trifolium repens</i> (A), Dandelion <i>Taraxacum officinale</i> (F), Dove's-foot Cranesbill <i>Geranium molle</i> (F), False Dandelion <i>Hypochaeris radicata</i> (O), Common Chickweed <i>Stellaria media</i> (O), Ground Ivy <i>Glechoma hederacea</i> (O) and Bramble <i>Rubus fruticosus</i> (R). This grassland is under a regular management scheme which involves a regular mowing schedule. As such the sward height was short and uniform. There were small sections where the sward was slightly longer around the old golf mounds. This habitat was subject to a condition assessment using the Grassland habitat type: Grassland – Modified grassland habitat condition sheet. The results are detailed below: A. There are fewer than 6-8 vascular plant species per m². B. Sward height is uniform C. Presence of scrub accounts for <20% of total area. D. Physical damage is evident in <5% E. Cover of bare ground is between 1-10% F. Cover of bracken is <20% G. There is an absence of non-native species. It is considered that the modified grassland is classified as poor condition. <u>Scattered trees 32</u> There is one small scattered rural tree within the area of modified grassland where the works are proposed. Arbtech carried out an Arboriculture survey in November 2025. In this report the tree is listed as a multi stemmed Hawthorn tree. This tree is to be removed to facilitate the development. The tree number reflects that of the arboriculture report. Diameter at Breast Height (DBH) refers to small sized trees of DBH between 7.5cm and 29.9cm, medium sized trees of DBH between 30cm and 59.9cm and large trees of DBH >60cm as follows: This habitat was subject to a condition assessment using the 'Individual Trees' habitat type condition assessment sheet:
--	--

- A. The tree is a native species.
- B. Predominately continuous tree canopy, with gaps in canopy cover making up <10% of total area and no individual gap >5m wide; individual trees automatically pass this criterion.
- C. The tree is considered mature.
- D. There is little or no evidence of adverse anthropogenic impact on tree health so that trees retain >75% of expected canopy for their age range and height.
- E. Natural ecological niches for vertebrates and invertebrates are present.
- F. More than 20% of the tree canopy area is oversailing vegetation beneath

Tree ID	Species	Maturity	Size (cm)	A	B	C	D	E	F	Condition
T30	Common hawthorn	Semi Mature	21 (Multi stemmed)	Y	Y	N	Y	N	Y	Moderate

Local notable habitats

Small patches of ancient woodland are present in close proximity to the site. The closest is located ~1.1km to the southeast with a further two patches also located to the east. Multiple areas of deciduous woodland are located within 2km of the site with the two large areas directly adjacent to the site along the eastern and western boundary. Further areas of deciduous woodland are located in all directions with a large cluster towards the east of the site. A single, large area of Wood pasture and Parkland (BAP priority habitat) is located ~0.06km east of the site. This area has been recognised for its ecological importance and is characterised by a mosaic of habitats include woodland, grassland and heathland.

Foreseen Impacts

On-site habitats

	The habitats on-site are widespread and not notable; however, the proposed development will result in the impact of ~0.31ha modified grassland habitat. Furthermore, one tree will be felled to facilitate the development. As the car park is temporary it is unlikely likely to have minimal impact on biodiversity of the site as the ecological function of the grassland is expected to be retained. Additionally, the felling of T30 (as listed in the Arboriculture report by Arbtech 2025) is likely to have minimal impact on the biodiversity on site given its lack of decay features which may provide ecological niches, lowering its ecological value. As there are extensive trees within the locality many of which have ecological niches, its loss is unlikely to significant impact biodiversity. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations

	The site is part of Wythenshawe Park Local Nature Reserve (LNR) - The site is described as; Variety of Woodland habitats in and around the park, three of which are sites of biological importance. Also, wildflower meadows and formal beddings. Statutory designated sites (within 2km) There are two statutory sites within 2km of the site, as detailed below: • Kenworthy Woods (LNR) – 1.2km northeast- Kenworthy woods features Hedgerows, grasslands (neutral and areas indicative of acid grassland), wetlands, broadleaved woodlands and orchard. • Chorlton Water Park (LNR) – 1.7km northeast - Chorlton Water Park is a former gravel pit that has been transformed into an urban wetland and recreational site. The park includes open water, reedbeds, woodland, and grassland habitats. The site lies within the outer impact risk zones for Brookheys covert and Cotteril clough SSSI. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Greater Manchester Record Centre.
<i>Foreseen Impacts</i>	On-site designations The proposed development will consist of the creation of a temporary car park while the old car park is out of use during the construction of new sports facilities and the demolition of existing structures with associated outdoor sports areas. However, as the land use will not change with only an area of modified grassland to be affected for ~2 years (under 2 year temporary exemption) and the development does not directly affect any habitats i.e. woodland and wildflower meadows associated within the LNR, the development is not anticipated to result in any significant impacts to the LNR.

	Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the outer impact risk zones for Brookheys covert and Cotteril clough SSSI. The proposed development type is not listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations Once the carpark is no longer required the grassland should be re-instated to its current condition. Best practice measures to minimise the possibility of pollution affecting the nearby habitats i.e. woodland and wildflower meadows, within the LNR must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including modified grassland and scattered tree likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	~0.31ha of modified grassland will be impacted, and one tree will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.
<i>Recommendations</i>	No further surveys.

	Suggested biodiversity enhancements The site could be enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.								
Bats									
<i>Summary of Survey</i> <i>Findings</i>	EPSL data and local records A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2017-30722-EPS-MIT</td><td>Common Pipistrelle, Soprano Pipistrelle</td><td>1.75km northeast</td><td>Destruction of a resting place</td></tr></table> Anecdotal records from the main project site notes of a two common pipistrelle day roosts that will be destroyed under licence (EPSL). The roosts are ~0.3km to the southwest of the site boundary. The record is currently not showing on magic.gov.uk as the application is being processed. There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of species-poor grassland and a scattered tree. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2017-30722-EPS-MIT	Common Pipistrelle, Soprano Pipistrelle	1.75km northeast	Destruction of a resting place
EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence						
2017-30722-EPS-MIT	Common Pipistrelle, Soprano Pipistrelle	1.75km northeast	Destruction of a resting place						

	opportunities for local bat populations. Most notably, the tree on site extends into the wider park adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. Roosting habitat [Trees] Trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is a total of one tree within the site boundary; scattered trees. The tree was assessed from ground level. The tree to be removed is T30, a semi-mature Hawthorn tree. This tree had minimal features that would be suitable for bats. The trunk featured Ivy growth however the trunk was still visible to assess. No rot holes, crevices or woodpecker holes, features a bat would utilise to roost were visible. Overall, no evidence of roosting bats was identified on any of the surveyed trees on-site.
<i>Foreseen Impacts</i>	Roosting habitat [Trees] T30 is being felled to facilitate the proposed works. T30 was assessed as having ‘negligible’ suitability for roosting bats. If plans change and further trees are included within the site boundary and need to be removed to facilitate development, there would be a risk to roosting bats such as injury or death. Foraging and commuting habitat The proposed works will result in the impact of an area of modified grassland and the loss of one tree. But given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats. This may disturb foraging and commuting bats.
<i>Recommendations</i>	Roosting habitat [Trees]

	As only one tree, T30 is planned to be removed for the proposed works and no evidence of roosting bats was found, no further surveys are recommended. However, if plans change and further trees need to be removed or require management (i.e. T21 or T23, see Arb report) then an endoscope check using a MEWP would be recommended to ensure there is no harm to roosting bats if present. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting Suggested biodiversity enhancements The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be fitted to mature retained trees. They will be suitable for crevice dwelling bats (which have been identified locally through EPSL data). Suitable bat boxes include; • Schwegler 2F universal bat box • Harlech Woodstone bat box • Kent bat box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	

<i>Summary of Survey Findings</i>	Trees and vegetation No bird nests were identified within the vegetation or tree on-site; however, they all offer nesting opportunities and nest-building resources for birds. Scattered trees and treeline adjacent to site boundary also offer nesting opportunities and nest building resources. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Given the habitats present on site and their active management the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Trees and vegetation If a nest is present within the tree on site or adjacent trees at the time of works, it could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Trees/Vegetation Tree felling and any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. • Schwegler 1B Nest Boxes (trees) • Schwegler 2H Robin Boxes (trees) • Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
Reptiles	
<i>Summary of Survey</i>	EPSL data and local records
<i>Findings</i>	A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

	Habitat suitability Habitats on site offer limited potential for foraging, commuting, basking, and refuge for reptiles. The modified grassland, which dominates the site, is frequently managed and lacks structural and botanical diversity, making it largely unsuitable for reptiles. At the time of survey, the grassland supported a short sward with minimal potential for refuge or foraging. The site is well-connected to more suitable reptile habitat via adjacent woodland. While the presence of reptiles cannot be entirely ruled out, it is likely limited to low numbers in peripheral areas. Wider landscape The adjacent sections of woodland to the east and southwest along with the grassland to the east of the site provide elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted
<i>Foreseen Impacts</i>	Although an area of managed grassland to be impacted is considered unsuitable for reptiles, there remains a low risk that a small number may be present in the vicinity of the works, due to the presence of higher value habitats to the southwest and east. As such, there is a residual risk that transient reptiles could be present on site and may be injured or killed in the absence of appropriate mitigation measures.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.

	Suggested biodiversity enhancements The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.												
Amphibians													
<i>Summary of Survey Findings</i>	EPSL and survey data (and biological records data if obtained) A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds located within the site boundary; however, a review of aerial imagery and publicly available datasets (MAGIC and OS Maps) has identified the presence of seven ponds within a 500-metre radius of the site. They are all situated within the wider Wythenshawe Park. There are few physical barriers separating the site from these ponds, the main park access road, buildings and areas of hardstanding. The woodland to the west and southwest, contains the majority of the ponds, offering suitable terrestrial habitat and provides potential commuting corridors for amphibians, including great crested newts (GCN), if present. <table><tr><th>Pond ID</th><th>Distance from site</th><th>Suitably connected?</th><th>If no, barrier to dispersal</th></tr><tr><td>P1</td><td>0.2km</td><td>No</td><td>Yes, busy access road with high kerbs and the pond contained withing a garden of a built-up area</td></tr><tr><td>P2</td><td>0.3km</td><td>No</td><td>Yes, a busy access road that features high kerbs and built linear features.</td></tr></table>	Pond ID	Distance from site	Suitably connected?	If no, barrier to dispersal	P1	0.2km	No	Yes, busy access road with high kerbs and the pond contained withing a garden of a built-up area	P2	0.3km	No	Yes, a busy access road that features high kerbs and built linear features.
Pond ID	Distance from site	Suitably connected?	If no, barrier to dispersal										
P1	0.2km	No	Yes, busy access road with high kerbs and the pond contained withing a garden of a built-up area										
P2	0.3km	No	Yes, a busy access road that features high kerbs and built linear features.										

		P3	0.35km	No	Yes, a busy access road that features high kerbs and built linear features.
		P4	0.38km	No	Yes, a busy access road that features high kerbs and built linear features.
		P5	0.45km	No	Yes, a busy access road that features high kerbs and built linear features.
		P6	0.4km	Yes	Although unlikely due to limited habitat and pond is contained within woodland with suitable habitat.
		P7	0.4km	Yes	Although unlikely due to limited habitat and pond is contained within woodland with suitable habitat.

	A pond map showing approximate pond locations is provided in Appendix 3. Terrestrial habitat suitability The site offers limited suitable terrestrial habitat for amphibians due to the absence of optimal features such as scrub and rank grassland. Area of amenity grassland and hardstanding provide sub-optimal conditions for terrestrial amphibians. While the adjacent treeline may offer some refuge, the urban nature of the surrounding landscape, characterised by hardstanding and road networks, further reduces the site's suitability. As such, it is unlikely that amphibians would migrate onto the site unless already present within the ponds located in the adjacent woodland. Although ponds and areas of suitable habitat exist within the wider Wythenshawe Park, these are fragmented from other suitable habitats. If great crested newts (GCNs) are present, it is likely they would form a small, isolated metapopulation.
<i>Foreseen Impacts</i>	The majority of the wider grassland habitat is to be retained and the area where the temporary car park is laid will be restored after the main development is complete. Additionally, no ponds or high-quality terrestrial habitat is to be lost or directly impacted by the works. While the site is within a Natural England District Level Licensing Amber Risk Zone, the site-specific context-specifically the habitats low suitability and the retention of adjacent habitat-indicates a low risk of significant impact to any potential local GCN population. If GCN are present, there remains a risk that they could be injured or killed as a result of the works.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. Reasonable Avoidance Measure (RAMs) will be implemented for great crested newts and common amphibians during construction. The implementation of these RAMs will ensure that any residual risk of harming or disturbing GCN is minimised, and that no offence is likely under the relevant legislation. These measures include the following: • All vegetation clearance and groundworks will take place during the GCN active season (March to October), ideally in mid to late summer (June to September) to reduce the chance of encountering amphibians including GCN in their terrestrial phase. • The area of the modified grassland where the temporary car park surface is to be laid will be cut using hand tools or low-impact strimmer's, with longer vegetation cut to under 15cm in height. • Materials and machinery will be stored off the ground (e.g. on pallets) to prevent them from creating potential refugia for amphibians. • Excavations will be covered overnight or fitted with escape ramps to prevent amphibian entrapment

	• Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Should any amphibians be encountered during works: • Works in the immediate area will cease. • A suitable licenced ecologist will be informed immediately Handling will only be undertaken by or under the direct supervision of a licensed ecologist. Suggested biodiversity enhancements The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
<i>Summary of Survey Findings</i>	No evidence of badger activity (including setts, latrines, foraging signs, or paths) were recorded on site or within 30 metres of the site boundary during the survey. The site comprises an area of amenity grassland with a scattered tree. This area was previously used for golf. Adjacent to the sites western boundary there is a bike track that is regularly used by the public. These habitats are considered sub-optimal for badgers due to regular human disturbance, and the limited availability of foraging opportunities i.e. lack fruiting scrub. Within the surrounding landscape areas of scrub and boundary trees are limited in extent and are unlikely to support a sett. Adjacent to the site, however, are two areas of deciduous woodland, which provide suitable habitat for sett excavation and foraging, and form part of a wider network of green space in the local landscape. The presence of urban development surrounding the broader park area

	likely limits habitat connectivity. Given the absence of field signs, the limited extent of suitable habitat within the area of works, and the actively managed nature of the grassland, the site is assessed as having ' negligible ' potential to support badger setts. However, the adjacent areas of woodland may support badgers and provide suitability for sett excavation.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. An area of grassland will be impacted during works. The loss of such habitat is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	

<i>Summary of Survey Findings</i>	EPSL data and local records A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site lies outside of the known current range for hazel dormice. As no areas of woodland are present on site, it lacks the three-dimensional habitat structure that's hazel dormouse require to commute between feeding and breeding sites whilst avoiding predation. However, the areas of woodland to the eastern and southern site boundary provide more ideal habitat. The woodland under storeys appears sparsely vegetated with understorey shrubs, which limits its suitability for hazel dormouse. As the woodland is actively managed as part of the Wythenshawe park estate, it is not believed that a significant understorey is present. Although the woodland is to the southern site boundary is expansive, the park is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The modified grassland on site provides foraging and commuting opportunities for hedgehogs. The area of woodland adjacent to the eastern and southern site boundary offer ideal habitat for hedgehogs to forage and shelter and are likely present.
<i>Foreseen Impacts</i>	Modified grassland will be impacted during works. The impact of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.

	- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: - Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. - Creation of brash piles or installation of hedgehog houses in shady areas. - Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.
--	--

Appendix 1: Habitat map



Appendix 2: Location map



Appendix 3: Pond map



Metres
0 5 10 15 20 25 30 35 40 50
SCALE 1:500



Appendix 4: Habitat Photos

Developed land sealed surface	
Photograph	Description
	Figure 1: The pedestrian walkway along the eastern site boundary

Built linear features	
Photograph	Description
	Figure 2: Wooden guard rail running along parks main access road



Figure 3: Metal guard rail running along the park's main pedestrian walkway and the grassland

Modified grassland

Photograph

Description

			Figure 4: The modified grassland area
Scattered tree			
Photograph	Description		



Figure 5: T30, semi-mature Hawthorn that is being felled

Line of trees (adjacent to boundary)

Photograph

Description



Figure 6: The line of Horse Chestnut trees that runs adjacent to the eastern site boundary (not in site boundary just adjacent) (listed as G6: 1-9 in Arb report)

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Draft	0.1	Chloe Quinn BSc, MSc (Hons), Graduate Ecologist	18/12/2025
Proof	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	18/12/2025
Final	1.0	Chloe Quinn BSc, MSc (Hons), Graduate Ecologist	19/12/2025