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Muse Places

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Our ref: 553619st10Nov2025FV02_Ecology Constraints Walkover

Dear Vinny Rigby

ECOLOGICAL CONSTRAINTS WALKOVER - LETTER REPORT

INTRODUCTION

Greengage was commissioned by Muse Places in November 2025 to undertake an Ecological Constraints Walkover (ECW) to establish the current ecological baseline and suitability to support protected species, of an area of land known as Alpha House, Wythenshawe, Greater Manchester, hereafter referred to as 'the site'.

A site walkover was undertaken by third-party consultancy E3P on the 26th June 2024 whilst undertaking a Preliminary Roost Assessment for the building previously present at the site for planning application 141628/DEM/2024. A report of these habitats had not been supplied as part of the application; however, findings were discussed between E3P and Greengage on 25th September 2025 and have been outlined in Figure A.1, Appendix A.

A tree survey was undertaken by Mulberry Tree Management in 2024 (drawing no: AHW/BS/01) and was used within this report to support tree data where direct access was not possible.

The site extends to 0.36 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): SJ 82827 86990, OS Co-ordinates 382827 386990. The site can be seen in Appendix A.

The site is located off Rowlandsway, with the immediate surroundings set within Wythenshawe Civic shopping centre located directed to the west of the site, and residential estates to the east of the site. A large area of derelict land is located approximately 60 meters (m) to the south of the site. Robinswood Road Tram top is located approximately 265 meters (m) to the south of the site, with the M56 located approximately 1.14km to the west of the site.

At the time of the ECW, the building within the site was being demolished and as such access to the site could only be made behind fencing that is present around the red line boundary of the



site. Therefore, observations outlined within this letter report were made from outside of the site only, utilising various viewpoints around the boundary where possible.

This letter reports the findings of the ECW, undertaken by Greengage in November 2025.

METHODOLOGY

The site walkover was undertaken by Sophie Trigg, Senior Consultant on the 10th November 2025 during dry, cool and clear weather conditions.

Habitats present within the site were identified (where possible due to access constraints) and a protected/notable species scoping assessment was undertaken in accordance with guidance in the UK Habitat Classification System¹ (UKHab) and the Chartered Institute of Ecological and Environmental Management (CIEEM) (2017) Guidelines for Preliminary Ecological Appraisal², in accordance with British Standard (BS) 42020: 2013: Biodiversity³.

Features visible from the site boundary were evaluated, and the extent and distribution of habitats and plant communities were recorded and supplemented with target notes on areas or species requiring further commentary. Fauna using the area were recorded and areas of habitat suitable for statutorily protected species were identified where present, with an active search carried out for evidence of such use.

The site walkover included a Ground Level Tree Assessment (GLTA) to identify and record Potential Roosting Features (PRFs) on trees within the site.

In accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines⁴ and methods given in the CIEEM Bat Mitigation Guidelines⁵ consideration was given to:

- The presence, location, type and suitability of PRFs; and
- Signs of bat activity or presence including bat sightings, audible bat chattering, droppings, stains (including grease marks and urine spatter), scratch marks, and moth/butterfly wings.

Guidance from BCT categorises trees either individually or as a group using the following grading system; None (no habitat features suitable for bats), Further Assessment Required (FAR), PRF-I (where PRFs are only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats), or PRF-M (where PRFs are suitable for multiple bats and may therefore be used by a maternity colony).

¹ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020) *The UK Habitat Classification User Manual Version*

² CIEEM (2017); *Guidelines for Preliminary Ecological Appraisal*, 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

³ BSI (2013); *British Standard 42020:2013: Biodiversity – Code of practice for planning and development*, BSI Standards Publication

⁴ Collins, J (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London.

⁵ Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1*. Chartered Institute of Ecology and Environmental Management, Ampfield.

The site boundary and the updated baseline habitats identified during the walkover are shown in Appendix A, Figure A.2.

Sophie Trigg, Senior Consultant, has an undergraduate degree in Zoology (BSc Hons) and has over seven years of experience in ecological consultancy. Sophie holds a Natural England Great Crested Newt Licence and is a Level 3 botanist, as accredited by FISC. She has experience in a wide range of survey and assessment types.

Francesca Thorley, Senior Consultant, has an undergraduate degree in Geography (BSc Hons) and a Master's degree in Biodiversity and Conservation (MSc), holds a Natural England Great Crested Newt Licence, is Certified to undertake River Condition Assessments, is a Level 4 botanist and is an Associated Member of CIEEM. Francesca has over eight years' experience in the commercial sector.

Paul White, Associate Consultant, has a Bachelor's degree in Marine Biology (BSc Hons), a Natural England Great Crested Newt Licence and Dormouse Licence, and is an Associate member of CIEEM. Paul has over 16 years' experience in ecological surveying and has undertaken and managed numerous ecological surveys and assessments.

This letter report was written by Sophie Trigg, reviewed by Francesca Thorley and verified by Paul White who confirms that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and
- Avoids invalid, biased and exaggerated statements.

RESULTS

Desktop Review

A consultation with the local biodiversity records centre (Greater Manchester Local Record Centre (GMLRC)) was undertaken for an adjacent site in September 2025, and a recent review of DEFRA's Multi-Agency Geographic Information for the Countryside (MAGIC) website⁶ confirms that there are no statutory designated sites of national or international importance within the boundary of the site or within a 2km radius. Although the site is located within a SSSI Impact Risk Zone; it does not meet the criteria that would trigger an assessment and therefore statutory designated sites are not considered further within this report.

Five non-statutory designated sites were identified within 2km of the site, pertaining to Park Wood Site of Biological Importance (SBI), Big Wood SBI, Painswick Park Meadow SBI, Blackcarr

⁶ MAGIC (2019); Interactive Map. (Partnership project involving six government organisations: Defra (Department for Environment, Food and Rural Affairs); English Heritage; Natural England; Environment Agency; Forestry Commission; Department for Communities and Local Government). Available at: www.magic.gov.uk.

Wood & Baguley Bottoms SBI and Heald Green Marsh SBI. The closest of which was Park Wood SBI, located approximately 325m northeast of the site.

Consultations with MAGIC confirms there are no Biodiversity Action Plan (BAP) priority habitats on the site or within the immediate vicinity.

The desktop review identified three European Protected Species Licences (EPSLs) relating to bats within 2km of the site. All three licences were recorded within the same location, approximately 1.8km southwest of the site. The licences related to common pipistrelle *Pipistrellus pipistrellus*, Natterer's bat *Myotis nattereri*, soprano pipistrelle *Pipistrellus pygmaeus* and whiskered bat *Myotis mystacinus* and dated from 2015 to 2020 (2015-9463-EPS-MIT, 2015-9463-EPS-MIT-1 and 2015-9463-EPS-MIT-2).

Habitats

The site extends to 0.36 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): SJ 82827 86990, OS Co-ordinates 382827 386990.

As identified above, direct access into the site was not possible at the time of the survey due to active site clearance and demolition taking place. Heras fencing was present around the site boundary which allowed areas of the site to be observed from outside the fenceline but prevented direct access. Habitats within the site were identified as far as possible from the external viewpoints and can be seen in Appendix A, Figure A.2. Habitats identified within the site were:

- u1b - Developed land; sealed surface [805 - development site] [847 - introduced shrub] [524 - invasive non-native species] [32 - scattered trees]; and
- g4 - Modified grassland [517 - recent management] [32 - scattered trees]

u1b - Developed land; sealed surface [805 - development site] [847 - introduced shrub] [524 - invasive non-native species] [32 - scattered trees]

The site primarily comprised of a building which was under active demolition at the time of the ECW. Large rubble piles were present throughout the site on existing areas of hardstanding.

Four areas of non-native introduced shrub habitat were identified within the site on the western boundary and in the southeastern corner. A detailed species list was not possible due to the limited access, however the southeastern parcel was dominated by cotoneaster *Cotoneaster* sp. with occasional coralberry *Symphoricarpos orbiculatus*.

One tree (T6) was identified within the parcel of introduced shrub to the west of the site, however, due to the distance from the site boundary and limited view of the tree, it was not possible to identify to species level. However, the tree survey undertaken in 2024 identified the tree as a plum *Prunus* sp..

g4 - Modified grassland [517 - recent management] [32 - scattered trees]

Several areas of modified grassland were present at the edges of the site, adjacent to the fenceline. The grassland appeared to have been heavily managed in the past (prior to commencement of demolition), due to the dominance of perennial rye grass *Lolium perenne*, low species diversity and uniform, short sward height. A full species list was not possible due to limited access to these areas, however all areas of grassland appeared to be similar in composition and management with limited diversity.

Six individual trees were identified within areas of grassland throughout the site. Species included two maple *Acer sp.* (T1 and T3), one lime *Tilia sp.* (T7), one chestnut *Fagaceae sp.* (T5), one beech *Fagus sylvatica* (T4) and one cherry *Prunus sp.* (T2).

Species

Birds

The introduced shrub and individual trees throughout the site provided suitable nesting habitat for common, and/or urban nesting birds.

The site is considered to be of negligible suitability for Schedule 1 bird species due to the lack of specialised habitats, suitable nesting features i.e. barns, large undisturbed tree cavities, and the high level of urbanisation in the immediate surroundings.

Bats

Roosting

During the ECW, trees within the site were assessed, where possible, for PRF's that had suitability to support roosting bats. Due to the limited site access, trees were only observed from one aspect and a full comprehensive assessment of bat roosting suitability was not possible.

No visible PRFs were identified on any of the trees during the ECW, however, trees were all assessed as early mature or semi mature in age and therefore have the potential to support PRFs on aspects of the trees which could not be observed.

Considering the high level of urbanisation within the vicinity of the site and subsequent disturbance within the site boundary, it was determined that the site had limited suitability to support roosting bats, however, roosting bats cannot be fully ruled out due to the limited assessment of the trees.

Foraging and commuting

The site offers some suitable habitat foraging and commuting habitat for bats due to the presence of individual trees and introduced shrub. However, due to the heavy urbanised nature of the site and the surrounding area, suitability is considered to be limited and no further survey is considered to be required. Further mitigation and enhancement recommendations are provided below relating to foraging and commuting bats.

Invasive non-native species

One cotoneaster plant species *Cotoneaster sp.* was identified within an area of non-native introduced shrub to the southeast of the site, identified as TN1 in Figure A.2, Appendix A. In the UK, five species of cotoneaster are identified as invasive species on Schedule 9 of the Wildlife and Countryside Act 1981. Due to the limited site access, it was not possible to identify the cotoneaster plant to species level and as a precautionary approach, it should be assumed that it is an invasive species.

Other

The survey also considered the suitability of the site for other species including, but not limited to great crested newt *Triturus cristatus*, reptiles and badger *Meles meles*. There was no suitable habitat on or connected to the site, and no evidence or field signs for any of other protected species, other than those detailed above, identified during the site visit. Therefore, it is considered the potential for the site to support other species is negligible. These species are not considered further in this report.

RECOMMENDATIONS AND MITIGATION

Designated sites

Five non-statutory designated sites are located within 2km of the site, the closest of which is 325m northeast of the site. Impacts upon the wildlife site associated with construction and operation of the site are considered highly unlikely due to the scale of the development and heavily urbanised nature of the site and its surroundings. Therefore, no further recommendations are provided in relation to designated sites.

Birds

Habitat with the potential to support nesting birds, should be retained on site where possible, however it is understood that all trees within the site require removal in order to facilitate the proposed development. Any tree or shrub removal should be undertaken outside of nesting bird season, which is typically recognised as March-August, inclusive.

Where clearance must take place in the nesting bird season, this will only take place after a nesting bird check has been undertaken by a Suitably Qualified Ecologist (SQE). This check will take place 48 hours or less prior to clearance. Where no nesting is identified by the SQE the clearance works may take place within 48 hours without need for further mitigation.

Where nesting is found clearance of that vegetation will be halted. The SQE will provide a buffer zone where works cannot take place until fledglings have left and nesting can be confirmed as absent. Once the nest has been confirmed as no longer active, clearance of that vegetation will be completed.

Bats (Roosting)

During the ECW, no PRFs were identified on trees within the site, however, due to the limited access and visibility, the presence of PRFs on non-visible aspects of the trees cannot be ruled out.

It is understood that all trees within the site will be removed to facilitate the proposed development. It is therefore recommended that further survey is undertaken of the trees in the form of a detailed Ground Level Tree Assessment (GLTA) on all aspects of the trees. This would require access inside the site boundary to ensure a thorough search for PRFs is possible. Results of the GLTA would inform any further survey or mitigation recommendations.

Invasive non-native species

Invasive Non Native Species (INNS) have been confirmed on the site (TN1). No further surveys in relation to INNS are required. However, where vegetation clearance is undertaken, removal and destruction should commence in a manner that prevents its spread.

ENHANCEMENTS

Where feasible, it is recommended that the following ecological enhancements could and should be incorporated within the site design going forward (list is not exhaustive):

- Tree planting should be incorporated into the landscaping design where feasible;
- Compensatory native shrub planting should be provided throughout the site including species such as hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa* and elder *Sambucus nigra* and/or species listed on the Royal Horticultural Society (RHS) Plants for Pollinators Guide⁷. This will provide nesting opportunities for birds in addition to foraging resources.
- Where grassland is proposed within the landscaping design, a diverse species mix should be provided, providing habitat for invertebrates and foraging bats; and
- Bird and bat boxes attached to newly constructed buildings.

SUMMARY

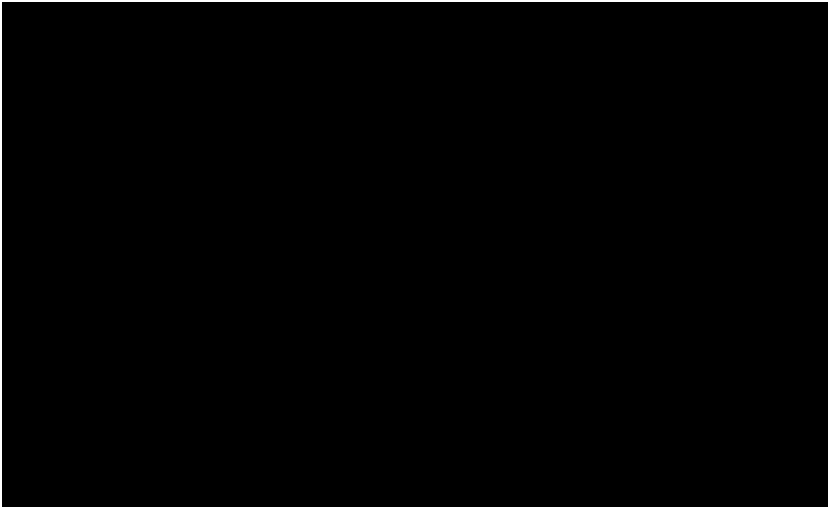
Greengage was instructed to undertake an updated ECW to reappraise conditions at site known as Alpha House, Wythenshawe, Greater Manchester.

The walkover identified suitability for the site to support nesting birds, potential suitability to support roosting bats and confirmed presence of INNS. Further mitigation and enhancement recommendations have been made for birds, bats and invasive species.

We hope the information provided in this letter is clear, should you have any questions regarding the enclosed or require any additional information then please do not hesitate to contact us.

⁷ Royal Horticulture Society (2025). RHS Plants for Pollinators. Available at [RHS Plants for Pollinators / RHS](#)

Yours sincerely



Encl.

- Appendix A Figures
- Appendix B Site Photographs

APPENDIX A FIGURES

Figure A.1 2024 Baseline Habitat Map

Figure A.2 2025 Updated Habitat Map

ALPHA HOUSE, WYTHENSHAW

Key

 Red Line Boundary

Habitats

 u1b - Developed land; sealed surface

 h3h - Mixed scrub

 g4 - Modified grassland

 847 - Introduced shrub

 h2b - Non-native and ornamental
hedgerow

 32 - Scattered trees

Title: Figure A.1 - 2024 Baseline habitat map

Drawn by: FT
Date: 13/11/2025

Reviewed by: RE
Date: 13/11/2025

Project number: 553619
Sources: Open Street Map, Google Satellite



ALPHA HOUSE, WYTHENSHAW

Key

 Red Line Boundary

Habitats

 u1b - Developed land; sealed surface

 g4 - Modified grassland

 847 - Introduced shrub

 32 - Scattered trees

 Target Notes

517 - Recent management

805 - Development site

524 - Invasive non-native species

Title: Figure A.2 - 2025 Updated Habitat Map

Drawn by: ST
Date: 12/11/2025

Reviewed by: FT
Date: 12/11/2025

Project number: 553619
Sources: Open Street Map, Google Satellite



APPENDIX B SITE PHOTOGRAPHS

Plate B.1 Part-demolished building comprising the majority of the site



Plate B.2 Introduced shrub on the western boundary



Plate B.3 Modified grassland on the eastern boundary



Plate B.4 T1 - T3 on eastern boundary



Plate B.5 Introduced shrub and cotoneaster on the southeastern boundary

