



Zip World

Wildlife Mitigation and Enhancement Plan Report

Stephenson Halliday

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Seeker Ecology Ltd



Quality Assurance

Report For:

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1. Introduction

1.1 Background

Seeker Ecology Ltd¹ was commissioned by Stephenson Halliday (hereafter referred to as 'The Client'), to prepare a Wildlife Mitigation and Enhancement Plan of an area of land (hereafter referred to as 'the Site'), located within the Treetop trek, Heaton Park, Manchester, M25 2GT, approximate central National Grid Reference (NGR): SD 82903 04495.

The Wildlife Mitigation and Enhancement Plan provide details of the ecological enhancements specific to species that can be delivered within the Site to discharge Planning Condition 11 attached to Planning permission ref. 141761/FO/2024.

1.2 Planning Condition 6

Planning permission ref. 141761/FO/2024 was granted by Manchester City Council on 8th August 2025 for the following development:

'The project is to create a tubing experience in this sloping area which is currently bisected by Zip World's circular ground walkway.'

Planning Condition 11 states:

"11) Prior to completion of the slides hereby approved, mitigation and ecological enhancement measures for wildlife, including but not 141761/FO/2024 necessarily restricted to nesting birds, small mammals and amphibians, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of biodiversity enhancement, pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone and the National Planning Policy Framework (NPPF)".

This report is provided to discharge this condition.

1.3 Site Description

The Site is located within the Heaton Park, situated within the City of Manchester.

The Site is predominantly comprised of broadleaved woodland which is utilised as a public greenspace and houses an outdoor attraction.

¹ This report is written by Martin Cooling-Green BSc (Hons) ACIEEM, Associate Ecologist of Seeker Ecology who holds Natural England survey licenses for bats (WML-CL19 and CL20), Great Crested Newts (WML-CL09), Hazel Dormice (WML-CL10A) and Smooth snake and Sand lizards and has been a consultant ecologist for over 15 years.

2. Ecological Features of Interest

2.1 Ecological Appraisal

A Preliminary Ecological Appraisal by Dave Bentley Entomological and Ecologist Services² was undertaken on the 3rd of June 2024, and identified that the Site had the potential to support several protected and notable species, the surveys concluded:

Table 2-1 Ecological Appraisal Summary of Results

Species	Sites Potential	Survey Results
Bats	The woodland does not provide suitable features or conditions for summer and winter roosts. The woodland provides suitable foraging and commuting habitat for bats.	No specific survey conducted as the woodland is to be retained and only a few trees will be lost as part of the development.
Badgers	The Site did not show any indications of use by badgers (<i>Meles meles</i>) and provides limited habitat for this species.	No badger setts or evidence of badger were recorded at the time of the survey. The Site however is suitable to support foraging activities.
Other Mammals	Hedgehogs (<i>Erinaceus europaeus</i>) have been recorded within the NBN Atlas from the wider area.	No evidence of any other protected, rare or notable mammal species was recorded within the site.
Amphibians	Known presence of smooth newt (<i>Lissotriton vulgaris</i>) and common toad (<i>Bufo bufo</i>) within the Heaton Park Reservoir situated 200m north of the Site.	There is an absence of waterbodies within the Site to support these species, however, there is suitable terrestrial habitat.
Reptiles	The woodland does not provide suitable features or conditions for reptile species.	No reptile records were returned by the desk study and no observations were made during the survey work. Due to the lack of records and observations it is considered reasonably unlikely that the Site supports a reptile population.
Birds	Numerous common species of bird are present within the Site with a larger number of species recorded within the wider area.	An initial survey was undertaken during the PEA walkover of the Site; common species of birds were recorded within the Site utilising it for foraging and nesting activities.
Invertebrates	The Site provides damp woodland habitat which is suitable for a variety of invertebrate species.	A short sweep netting session was undertaken during the Site walkover, a number of molluscs, bugs, beetles, butterflies, moths, spiders, etc. were recorded.

2.2 Ecological Opportunities

The current management of the Site means they support limited ecological features, and the surveys conducted found an absence of protected and notable species. The Site has, however, the potential to support several protected and notable species, which have either previously been recorded on Site or records are present within the wider landscape. The permitted works will provide ecological opportunities to enhance the habitat on Site to support and encourage these species to the Site, through the creation/provision of suitable ecological features.

² Dave Bentley Entomological and Ecologist Services (2025) [Extended Preliminary Ecological Assessment and Statement on Biodiversity Net Gain and Biodiversity Net Gain Plan and Condition Assessment](#). Version 2.1.

3. Species Enhancement Measures

The Site has the potential to support several protected and/or notable species and the enhancement measures, to encourage, enhance and provide additional resources for these species are provided below.

Due to the Site being an open greenspace with members of the public utilising the Site on a daily basis, badgers have not been considered further in this report as the Site is unsuitable to encourage sett building, however, measures to enhance the Site to provide foraging habitat will be conducted through habitat enhancement as per the Habitat Management and Monitoring Plan (HMMP) and Biodiversity Net Gain (BNG).

3.1 Bats

To enhance the availability of roosting provision within the Site, three bat boxes are to be placed within the woodland habitat (See Figure 1 – Enhancement Location Plan Appendix A). A variety of bat boxes to cater for the most common local species will be installed as shown in Table 3-1 below.

All boxes will be placed at a minimum height of 3.5m - 4m. The boxes will be clustered around the selected tree, facing different directions on sunny aspects (south, south-east or south-west) to provide a range of warm conditions. The entrance to the boxes should be clear with no obstructions to allow passage in and out during emergence and re-entry.

Table 3-1: Bat Box Specifications³

Bat Box Specifications	Photograph
<p>1x Schwegler 2FN Bat Box 55</p> <p>Schwegler 2FN bat box is a highly successful 'general purpose' box, which can last for years, whilst providing a stable environment. It can be fitted against trees in woods, forests, and parks, allowing the bat to land on the tree and then crawl in through the rear entrance (and later on leave by the front).</p> <p>Key Features:</p> <ul style="list-style-type: none"> • Domed roof for increased internal height • Large space and entrances for large bats 	
<p>1x Schwegler 45/2F Bat Box 2FDFP</p> <p>A general-purpose bat box, the Schwegler 2F-DFP Bat Box is suitable for summer use by a wide variety of species (and particularly liked by pipistrelles). It's the ideal starter box to see if there are crevice loving bats in your area.</p> <p>The 2F-DFP is the same shape as the 2F but the front panel is fitted with a second inner wooden grooved panel, creating a space for crevice inhabiting bats.</p>	
<p>1x Vincent Pro Bat Box</p> <p>The Vincent Bat Box, made from the tried and tested design by the Vincent Wildlife Trust who has been pioneering mammal conservation for 40 years.</p> <p>Key Features:</p> <ul style="list-style-type: none"> • 3 vertical chambers with varying size options • Rough landing surface with access ladder • Reduced cleaning requirements • Dark roof / front elevation to absorb heat • Highly effective bat box proven with at least 7 species • Proven excellent performance and occupancy rates 	

³ Photographs and descriptions have been taken from Wildcare online shop, Seeker Ecology Ltd does not purport to own or have written the descriptions detailed within the table. All copyright material is owned by Wildcare – www.wildcare.co.uk

3.2 Reptile and Amphibians

For amphibian species an area of slow flowing or standing water, with marginal vegetation is required for egg laying with areas of open water for displaying/courtship. However once hatched, suitable terrestrial habitat/hibernacula is required for shelter and hibernation.

To create good-excellent terrestrial habitat, a wide range of shelter and hibernation sites is required with areas of unmanaged tussocky vegetation. Plate 4 below shows the type of structure that will be built to provide hibernation habitat.

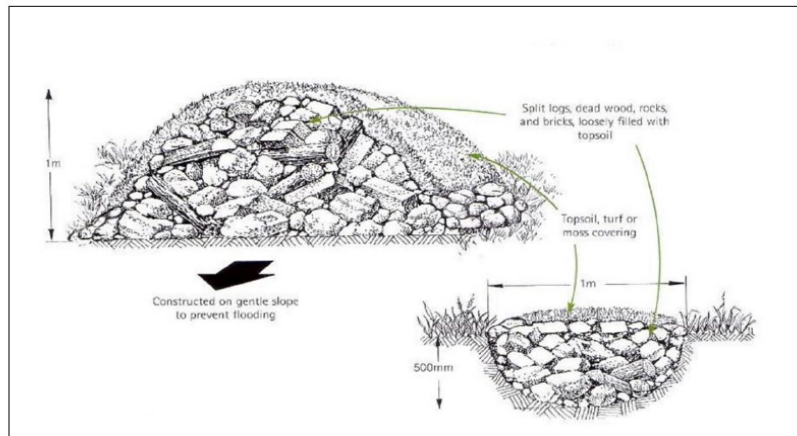


Plate 4 Amphibian hibernacula design (Froglife 2001)⁴

3.3 Invertebrates

The creation of insect towers using air bricks with logs, pallets, tiles etc which provide cavities for invertebrates to occupy and nest, will provide a safe space and increase diversity within the Site (Plate 7). To create diversity, the tower will be divided into sections and each section using a different material, which will attract different species. These towers are also good for small mammals such as hedgehogs and amphibian and reptile species.



Plate 7: Insect tower⁵

⁴ Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), *Great Crested Newt Conservation Handbook*, Froglife, Halesworth.

⁵Woodland Trust (2019) [How to build a bug hotel](#) [accessed November 2025]

3.4 Birds

To enhance the availability of nesting bird habitat within the Site, three bird boxes of different types to cater for a range of bird species will be installed along the mature retained tree line within the Site.

Different bird species utilise different habitat types and so open fronted and closed front boxes will be utilised. Boxes will be placed between 1.5-3m high on the trunks of trees but avoid sites where foliage is likely to obscure the entrance of the nest box, whereas open fronted boxes will be hidden from view within foliage.

The same box type will not be sighted close together to reduce aggressive behaviour between neighbours. The boxes will be angled vertically or slightly downwards to prevent rain from entering the box and sheltered away from prevailing wind, rain and strong sunlight.

Table 3-2 Bird Box Specifications³

Bird Box Specifications	Photograph
<p>1x Vivara Pro Woodstone Barcelona Open Nest Box</p> <p>Suitable for supporting robins and wrens, spotted flycatchers, pied and grey wagtails, song thrushes, and blackbirds.</p>	
<p>1x Schwegler 1B Bird Box, Oval Hole - Red</p> <p>A three-hole nest box suitable to support Tit species with an enlarged brood chamber and predator protection. This woodcrete box is long-lasting with a removable front panel for cleaning.</p>	
<p>1x Schwegler 2GR Nest Box</p> <p>This woodcrete nest box is designed to be particularly attractive to redstarts, which like a lighter brood chamber. It can also be used by all species that use the 32 mm box.</p>	



Appendices

Appendix A - Figures 1

