



Kayleigh Davies BSc (Hons) MSc,  
Consultant Ecologist  
Email: [kayleighdavies@arbtech.co.uk](mailto:kayleighdavies@arbtech.co.uk)  
Arbtech Consulting Ltd  
[arbtech.co.uk](http://arbtech.co.uk)

## Preliminary Ecological Appraisal

### Survey site:

Waterside Hotel and Leisure Club, Wilmslow Road, Didsbury, Manchester M20 5WZ

### Client:

Waterside Hotel and Leisure Club

### Survey date:

9<sup>th</sup> October, 2025

### Project:

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:  
Proposed Flood Defence Works – Ecology Survey required as part of Planning

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024](#).

*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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |              |                 |            |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------|-----------------|------------|------|
| <p>The survey site is centred on National Grid Reference SJ 8589 4967 and has an area of approximately ~0.1ha.</p> <p>The site comprises a car park of an associated hotel, with amenity grassland and introduced shrubs. It is situated within East Didsbury, to the west of the River Mersey. The site is surrounded by residential development and roads to the west of the site and is bordered by the River Mersey to the south, west and north of the site. The ownership boundary of the site includes woodland and hedgerows. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.</p>                                                                                                                                                                                                                                                                                                                                           |                  |              |                 |            |      |
| Survey Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |              |                 |            |      |
| The site survey was undertaken by Kayleigh Davies BSc, MSc, Accredited on Natural England Bat Licence (details on request.) and holder of Natural England Level 1 Great Crested Newt License (details on request).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |              |                 |            |      |
| Date of survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (mph) | Rain |
| 09/10/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 13               | 87           | 100             | 8          | None |
| Executive Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |              |                 |            |      |
| <ul style="list-style-type: none"> <li>• A Biodiversity Net Gain (BNG) report is required to accompany the report to ensure 10% gain in biodiversity. A River Condition Assessment is required to inform the BNG.</li> <li>• Precautionary working methods for mammals, birds, reptiles and amphibians is required for the proposed development.</li> <li>• A CEMP is likely to be required for the site due to the close proximity of the site to the River Mersey.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |              |                 |            |      |
| Survey limitations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |              |                 |            |      |
| <p>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.</p> <p>A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.</p> |                  |              |                 |            |      |

|                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ecological Survey Factor</b>                                                                                                                                                                                                                                                                  | <b>Detailed using desk study and site survey (carried out under good weather conditions). 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.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Conclusion, Impact or Recommendations</b>                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4).</b><br><b>Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Summary of Survey Findings</i>                                                                                                                                                                                                                                                                | <p>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). Habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km.</p> <p><b>On-site habitat descriptions</b></p> <p>The site has been subject to recent clearance. Consultation of historical mapping (Magic Maps and Google Maps) show the site to have previously been introduced shrub planters, amenity grassland and two trees to the north, adjacent to the eastern section of the hotel.</p> <p>Current habitats observed during the survey:</p> <p><b><u>u1b – Developed land/sealed surface</u></b><br/> The majority of the site consists of developed land sealed surface consisting of the car park, roads and pedestrian paths.</p> <p><b><u>u1c - Artificial unvegetated, unsealed surface</u></b><br/> The northern section of the surveyed boundary consists of bare ground, where previous lawns and planters of introduced shrubs was previously located. No vegetation is present within this section of the site.</p> <p><b><u>g4 – Modified grassland</u></b><br/> There is a small section of the grassland remaining to the north of the site, which has not been cleared. Species present include Yorkshire fog (<i>Holcus lanatus</i>) (D), perennial rye grass (<i>Lolium perenne</i>) (A), dandelion (<i>Taraxacum officinale</i>) (F), daisy (<i>Bellis perennis</i>) (O), and white clover (<i>Trifolium repens</i>) (R). This small section of modified grassland is subject to damage from pedestrian use, with bare ground present. No invasive species observed.</p> <p>Condition assessment:</p> <ol style="list-style-type: none"> <li>1. There are less than 6-8 species per m2 of grassland – fail</li> <li>2. Sward height is not varied – fail</li> </ol> |

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  | <ol style="list-style-type: none"> <li>3. No scrub – pass</li> <li>4. Physical damage is evidenced in ~10% of the grassland from pedestrian use of the site – fail</li> <li>5. Cover of bare ground is evident in &lt;10% of the grassland due to pedestrian use – fail</li> <li>6. No bracken – pass</li> <li>7. No invasive species – fail</li> </ol> <p>This habitat parcel passes 3 of its criteria, scoring <b>poor</b>.</p> <p><u>Line of trees 33</u></p> <p>There is a line of trees present on the eastern boundary of the surveyed section of the site (where T1 is located). Tree species present include Lawson's cypress (<i>Chamaecyparis lawsoniana</i>) (D), oak (<i>Quercus robur</i>) (A), sycamore (<i>Acer pseudoplatanus</i>) (F) and grey willow (<i>Salix cinerea</i>) (O). The trees are observed to be semi-mature, with limited observed damage. The trees sit on a soil bank, with limited vegetation cover. There is Himalayan balsam (<i>Impatiens glandulifera</i>) present scattered below the line of trees. T1, the most northerly tree will be impacted by the proposed works. The tree is a Lawson's Cypress and has a DBH of ~50cm.</p> <p>Condition assessment (line of trees):</p> <ol style="list-style-type: none"> <li>1. Less than 70% of the trees are native – fail</li> <li>2. Tree canopy is not continuous with gaps in canopy making up &lt;10% - Fail</li> <li>3. More than one have ecological niches for wildlife – PASS</li> <li>4. There is not an undisturbed naturally vegetated strip of at least 6m on both sides – FAIL</li> <li>5. At least 95% of the trees are healthy – PASS</li> </ol> <p>This habitat parcel passes four of its criteria and scores <b>poor</b>.</p> <p><b>Local notable habitats</b></p> <p>The following are notable habitats within 2km of the site as observed from MAGIC:</p> <ul style="list-style-type: none"> <li>• Deciduous woodland closest ~170m southwest.</li> </ul> |
| Foreseen Impacts | <p><b>On-site habitats</b></p> <p>The site has been subject to clearance prior to this survey. The consultation of MAGIC maps and Google Maps suggests the removal of the modified grassland lawn onsite and the felling of trees. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats.</p> <p><b>Notable habitats</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to deciduous woodland (~170m southwest) and the River Mersey ~20m east, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Recommendations</i>               | <p><b>On-site habitats</b><br/>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).</p> <p><b>Notable habitats</b><br/>Best practice measures to minimise the possibility of pollution affecting the nearby ancient woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.</p> <p><b>Biodiversity net gain</b><br/>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 biodiversity net gain calculation to ensure the proposed development delivers a 10% net gain. Due to the River Mersey being within 10m of the site, a River Condition Assessment (RCA) is required to inform the BNG.</p>                                                                                                                                                                                                                          |
| <b>Locality and Designated Sites</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Summary of Survey Findings</i>    | <p><b>On-site designations</b><br/>The site is not subject to any designation.</p> <p><b>Statutory designated sites (within 2km)</b><br/>There are 4 statutory sites within 2km of the site, as detailed below:</p> <ul style="list-style-type: none"> <li>• Stenner Woods And Milgate Fields, Didsbury (Local Nature Reserve – LNR) – <i>Stenner Woods is an area of wet woodland dominated by crack willow trees, much of the ground being submerged in water throughout most of the year. The Wardens will leave dead trees standing where it will not be hazardous to do so. Beetle larvae and other invertebrates soon inhabit the trees, which turns them into ladders of food for birds such as great spotted woodpeckers and tree creepers.</i></li> <li>• Abney Hall (LNR) - <i>The walled garden hides an ingenious but extravagant invention which kept the orchard and vegetable garden warm and healthy throughout the year.</i></li> <li>• Gatley Carrs (LNR) - <i>Gatley Carrs LNR supports a rich and varied ecology with wetland, woodland, meadow, and pond habitats that host diverse species of plants, birds, insects, amphibians, and aquatic life.</i></li> </ul> |

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | <ul style="list-style-type: none"> <li>Mersey Vale Nature Park (LNR) – <i>The coast-to-coast Transpennine Trail runs through the centre of the park. Thousands of tonnes of soil were used to create the park's open space. Wildflowers were sown and new trees planted creating the wildflower meadow.</i></li> <li>Heaton Mersey Common (LNR) - <i>Woodland (60% approx.), grassland (30% approx.), pond (10% approx.). There is also a pond and streams and therefore a variety of wildlife and flora.</i></li> </ul> <p>The site lies within the impact risk zone for Lindow Common (Site of Special Scientific Interest – SSSI) and Cottenl Clough (SSSI).</p> <p><b>Non-statutory designated sites</b><br/>The presence of non-statutory designated sites within 2km of the site cannot be established without data from Greater Manchester Record Centre (GMRC).</p> |
| <i>Foreseen Impacts</i>              | <p><b>On-site designations</b><br/>No impacts foreseen.</p> <p><b>Statutory and non-statutory designated sites</b><br/>No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.</p> <p>The site lies within the impact risk zone for Lindow Common (SSSI) and Cottenl Clough (SSSI). The proposed development type is not listed as a possible high risk for this designation.</p>                                                                                                                                                                                                                                                                                                                        |
| <i>Recommendations</i>               | <p><b>On-site designations</b><br/>None required.</p> <p><b>Statutory and non-statutory designated sites</b><br/>None required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Invasive / Non-native species</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Summary of Survey Findings</i>    | Himalayan balsam was identified on the site, which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Foreseen Impacts</i>              | Construction could result in the spread of Himalayan balsam. There is currently an active management plan for the site for the removal of Himalayan balsam.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Recommendations</i>               | <p>The following measures should be implemented to control and/or eradicate Himalayan balsam from the site:</p> <ul style="list-style-type: none"> <li>Himalayan balsam removal should be undertaken between April and June, prior to seeding.</li> <li>Pull the plant up by grasping the base of the stem and giving a steady gentle pull to bring up roots.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                            | <ul style="list-style-type: none"><li>• Dispose of Himalayan balsam in line with appropriate controlled waste measures or by leaving it in a pile to compost down (this stops the balsam re-growing from the roots or the nodules on the stem).</li><li>• Ensure biosecurity measures are in place and clean boots, clothing and vehicle tyres before leaving site.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |                                                   |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------|--------------------|----------------------------|--------------------------------------------|-------------|-----------------|--------------------------------|--------------------|-------------------------------------------|------------|---------------------------------------------------|---------------|--------------------------------------------|--------------|--------------------------------|
| Invertebrates                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |                                                   |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |
| Summary of Survey Findings                 | The habitats present on-site, including lawns, ornamental shrubs and trees, 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |                                                   |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |
| Foreseen Impacts                           | Small amounts of lawn and trees has already been removed from the site for 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |                                                   |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |
| Recommendations                            | No further surveys.<br><br><b>Suggested biodiversity enhancements</b><br>Insect hotels, log piles or deadwood will further enhance the site for invertebrates.<br>The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |                                                   |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |
| Bats                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |                                                   |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |
| Summary of Survey Findings                 | <b>EPSL data</b><br>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 are 4 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>2019-39813-EPS-MIT<br/>2019-39813-EPS-MIT-1</td><td>Daubenton’s</td><td>~630m southeast</td><td>Destruction of a resting place</td></tr><tr><td>2020-50519-EPS-MIT</td><td>Brown long eared bat &amp; common pipistrelle</td><td>~700m west</td><td>Destruction of a resting place and breeding place</td></tr><tr><td>EPSM2010-2649</td><td>Common pipistrelle and soprano pipistrelle</td><td>~1.7km north</td><td>Destruction of a resting place</td></tr></table> | EPSL reference     | Bat species affected                              | Distance from site | Impacts allowed by licence | 2019-39813-EPS-MIT<br>2019-39813-EPS-MIT-1 | Daubenton’s | ~630m southeast | Destruction of a resting place | 2020-50519-EPS-MIT | Brown long eared bat & common pipistrelle | ~700m west | Destruction of a resting place and breeding place | EPSM2010-2649 | Common pipistrelle and soprano pipistrelle | ~1.7km north | Destruction of a resting place |
| EPSL reference                             | Bat species affected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Distance from site | Impacts allowed by licence                        |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |
| 2019-39813-EPS-MIT<br>2019-39813-EPS-MIT-1 | Daubenton’s                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ~630m southeast    | Destruction of a resting place                    |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |
| 2020-50519-EPS-MIT                         | Brown long eared bat & common pipistrelle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ~700m west         | Destruction of a resting place and breeding place |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |
| EPSM2010-2649                              | Common pipistrelle and soprano pipistrelle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ~1.7km north       | Destruction of a resting place                    |                    |                            |                                            |             |                 |                                |                    |                                           |            |                                                   |               |                                            |              |                                |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <div>2016-25864-EPS-BDX</div> <div>Common pipistrelle and soprano pipistrelle</div> <div>~2km south</div> <div>Destruction of a resting place and breeding place</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                         | <p>There are no Special Areas of Conservation designated for bats within 2km of the site.</p> <p><b>Foraging and commuting habitat</b><br/> Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of lawns, introduced shrubs and scattered trees and woodland on site. Within the surveyed boundary, there is limited foraging and commuting habitat for bats present. The surrounding riparian habitat associated with the River Mersey offers high value foraging and commuting habitat for bats. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.</p> <p><b>Roosting habitat</b><br/> There are a number of trees within the ownership of the site. One tree present onsite is being impacted for the proposed development with potential felling (T1). This tree is a mature Lawsons Cypress tree. The trunk is in good condition with no observed roosting features for bats such as knotholes or loose bark and is considered negligible for bats.</p> <p>No other trees were assessed for roosting bats as to the knowledge of the surveyor, no further trees will be impacted by the proposed development.</p> |
| <i>Foreseen Impacts</i> | <p><b>Roosting habitat [Trees]</b><br/> T1 will be felled to facilitate the development. No features were identified on this tree and as such there are unlikely to be any impact to bats as a result of felling.</p> <p><b>Foraging and commuting habitat</b><br/> The proposed development will result in the loss of small areas of lawns and 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.</p> <p><b>Artificial lighting</b><br/> No new lighting will be installed as a result of the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Recommendations</i>  | <p><b>Roosting habitat [Trees]</b><br/> In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop, and a bat licensed ecologist contacted for further advice.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <p><b>Foraging and commuting habitat</b><br/>No further surveys are required.</p> <p><b>Artificial lighting</b><br/>None required.</p> <p><b>Suggested biodiversity enhancements</b><br/>The installation of two bat boxes at the site will provide additional roosting habitat for bats.<br/>The bat boxes will be placed on trees within the site ownership boundary. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Beaumaris Bat Box or similar alternative brand.<br/>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.</p> |
| <b>Birds</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Summary of Survey Findings</i> | <p><b>Trees and vegetation</b><br/>No bird nests were identified within the tree on-site; however the tree offers nesting opportunities and nest-building resources for birds. No further habitat for nesting birds noted within the surveyed area onsite.</p> <p><b>Barn owls</b><br/>The site does not appear to provide any suitable nesting sites for barn owls.</p> <p><b>Overwintering birds</b><br/>Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.</p>                                                                                                                                    |
| <i>Foreseen Impacts</i>           | <p><b>Trees</b><br/>The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests if present within T1.</p> <p><b>Barn owls</b><br/>None foreseen.</p> <p><b>Overwintering birds</b><br/>None foreseen.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Recommendations</i>            | <b>Trees</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <p>Any building or 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.</p> <p>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.</p> <p><b>Barn owls</b><br/>None required.</p> <p><b>Overwintering birds</b><br/>None required.</p> <p><b>Suggested biodiversity enhancements</b><br/>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.<br/>Schwegler No 17 Swift Nest Box (buildings)<br/>Schwegler 1SP Sparrow Terrace (buildings)<br/>Schwegler 1B Nest Boxes (trees)<br/>Schwegler 2H Robin Boxes (trees)<br/>Woodstone Nest Box (buildings or trees)<br/>Or a similar alternative brand.<br/>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.<br/>Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.</p> |
| <b>Reptiles</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Summary of Survey Findings</i> | <p><b>EPSL data</b><br/>A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.</p> <p><b>Habitat suitability</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <p>There is no suitable habitat present within the surveyed section of the site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site ownership boundaries consists of urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such there is a suitably low risk of reptiles on site, however reptiles cannot be discounted from the adjacent riparian habitat associated with the Mersey River.</p> <p><b>Wider landscape</b></p> <p>The adjacent sections of the Mersey River and woodland are of 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.</p>                                                                                                                                                                 |
| <i>Foreseen Impacts</i> | <p>Although a small area of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Recommendations</i>  | <p>A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• Vegetation will be maintained at a short sward (5cm) to discourage reptiles.</li> <li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>• Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> <li>• 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.</li> <li>• In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.</li> </ul> <p><b>Suggested biodiversity enhancements</b></p> <p>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.</p> |
| <b>Amphibians</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Summary of Survey Findings</i></p> | <p><b>EPSL and survey data</b></p> <p>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.</p> <p><b>Aquatic habitat suitability (including ponds within 500m)</b></p> <p>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).</p> <p>No ponds are present on site or within 500m of the site. There is a ditch present adjacent to the Mersey River, ~130m to the southeast of the site. The ditch has ~20cm of water present with no submerged vegetation and is considered suboptimal for great crested newts and other amphibians.</p> <p><b>Terrestrial habitat suitability</b></p> <p>The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland) with the surveyed area consisting of bare ground and no suitable habitat for amphibians. The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The wider site ownership boundary consists of further hardstanding and introduced shrubs which offers limited habitat to support amphibians.</p> |
| <p><i>Foreseen Impacts</i></p>           | <p>Given the lack of suitably connected breeding ponds within 500m of the site and the lack of suitable habitat to support amphibians within the surveyed section of site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><i>Recommendations</i></p>            | <p>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. A precautionary working method will be implemented for common amphibians during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.</li> <li>• Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> <li>• 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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <ul style="list-style-type: none"> <li>In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.</li> </ul> <p><b>Suggested biodiversity enhancements</b></p> <p>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: <a href="https://www.wiltshirewildlife.org/hibernaculum">https://www.wiltshirewildlife.org/hibernaculum</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Badger</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Summary of Survey Findings</i> | No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger commuting with foraging habitat nearby.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Foreseen Impacts</i>           | No works will be undertaken within 30m of a badger sett. Small sections of lawn and a tree will be removed during construction. The loss of such habitats 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>            | <p>Owing to the nature of the proposed development and the low potential for impacts to bat roosts, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>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.</li> <li>Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> </ul> <p>In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.</p> <p><b>Suggested biodiversity enhancements</b></p> <p>Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.</p> |
| <b>Riparian animals</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Summary of Survey Findings</i> | The River Mersey is located adjacent to the eastern boundary of the site. Between the surveyed section of the site and the river consists of a flood defence wall, with concrete and a metal sheet wall, which separates the site from riparian habitat. The river itself and associated riparian habitat is of high value to otter and water vole, with opportunities for holt building and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | foraging. The site itself consists of suboptimal value for foraging opportunities for riparian mammals due to the urban environment., The surveyed section of the site consists of bare ground with no foraging opportunities or riparian habitat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Foreseen Impacts</i> | <p><b>Otters</b></p> <p>The proposed development will not result in the loss of any riparian habitats, and no works will be undertaken within 8m of the watercourse (as per Environment Agency regulations). No riparian habitat will be impacted, and all works will occur on the urban area of the site. However, due to the presence of the watercourse within close proximity of the site, indirect effects such as pollution could occur during construction. Furthermore, construction activities could result in the death or injury of otters, if present.</p> <p><b>Water voles</b></p> <p>No works will be undertaken within 5m of the top of the banks of the watercourse. Therefore, no impacts are anticipated on water vole as a result of the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Recommendations</i>  | <p><b>Otters</b></p> <p>Owing to the nature of the proposed development and the low potential for impacts to otter, further otter surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• A toolbox talk will be given to contractors regarding the possible presence of otters at the site.</li> <li>• A pre-commencement inspection of the site will be undertaken for otters.</li> <li>• Heras fencing will be erected around the working area to prevent encroachment within 8m of the watercourse.</li> <li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>• The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which otters could use.</li> <li>• Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that otters could use.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> </ul> <p>In the unlikely event that an otter holt or den is identified, works must cease and advice must be sought from a suitably qualified ecologist.</p> <p><b>Water voles</b></p> <p>Owing to the nature of the proposed development and the low potential for impacts to water voles, further water vole surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• A toolbox talk will be given to contractors regarding the possible presence of water vole at the site.</li> </ul> |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <ul style="list-style-type: none"> <li>• Heras fencing will be erected around the working area to prevent encroachment within 5m of the watercourse.</li> <li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>• The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which water voles could use.</li> <li>• Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that water vole could use.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> </ul> <p>In the unlikely event that water voles or evidence of water voles is identified, works must cease and advice must be sought from a suitably qualified ecologist.</p> |
| <b>Hazel dormouse</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | <p><b>EPSL data</b></p> <p>A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.</p> <p><b>Habitat suitability</b></p> <p>The site lies outside of the known current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Foreseen Impacts</i>           | No impacts are anticipated on hazel dormice as a result of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Recommendations</i>            | None foreseen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Other e.g. hedgehog</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Summary of Survey Findings</i> | The wider ownership boundary of the site consists of hedgerow, lawn and introduced shrubs which provides limited foraging and commuting opportunities for hedgehogs. The surveyed section of the site offers no foraging or commuting habitat for hedgehogs. There is woodland habitat within the ownership boundary which offers habitat to support this species.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Foreseen Impacts</i>           | Lawn and one tree will be removed during construction. The loss 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>            | <p>Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"><li>• 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.</li><li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li></ul> <p>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.</p> <p><b>Suggested biodiversity enhancements</b></p> <p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:</p> <ul style="list-style-type: none"><li>• Planting species-rich grassland to increase foraging opportunities.</li><li>• Creation of brash piles or installation of hedgehog houses in shady areas.</li><li>• Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.</li></ul> |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Waterside Hotel and Leisure Club

Waterside Hotel and Leisure Club, M20 5WZ

**Appendix 1a: PEA Map**



Appendix 2: Location map





**Appendix 4: Habitat Photos**

| <b>Developed Land Sealed Surface</b>                                               |                                                        |
|------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>Photograph</b>                                                                  | <b>Description</b>                                     |
|   | Fig 1 – developed land sealed surface of the car park. |
| <b>Modified grassland</b>                                                          |                                                        |
| <b>Photograph</b>                                                                  | <b>Description</b>                                     |
|  | Fig 2 – partial section of the lawn remaining.         |
| <b>T1</b>                                                                          |                                                        |
| <b>Photograph</b>                                                                  | <b>Description</b>                                     |



Fig 3 – T1 subject to impacts.

#### Line of Trees

#### Photograph



Fig 4 – line of trees on site to the east.

#### Artificial Unvegetated Unsealed Surface

#### Photograph

#### Description

|  |                                                                                   |  |                                                          |
|--|-----------------------------------------------------------------------------------|--|----------------------------------------------------------|
|  |  |  | <p>Fig 5 – the bare ground to the north of the site.</p> |
|--|-----------------------------------------------------------------------------------|--|----------------------------------------------------------|

**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   | Kayleigh Davies, BSc (Hons), MSc, Consultant Ecologist | 10/10/25 |
| Final           | 1.0   | Kayleigh Davies, BSc (Hons), MSc, Consultant Ecologist | 10/10/25 |