



FAO Patrick Seed
Step Places
Unit 4, Royal Mills
17 Redhill Street,
Ancoats,
Manchester
M4 5BA

Date 12th May 2026
Project Ref UG1910

Dear Patrick,

Re: Ryebank Fields – Report & Survey Validity

This letter statement has been produced on behalf of Step Places, Southway Housing Trust and Manchester Metropolitan University in respect to the planning application at Ryebank Fields, Chorlton (hereafter referred to as “the site”), with the aim of providing justification for extending the validity of previously conducted ecology survey work within the site extent, which has been submitted as part of the application.

Ecology Background

Urban Green completed a PEA on site in October 2023, the site was found to comprise predominantly of other neutral grassland and broadleaved woodland, with areas of scrub, hardstanding, tree lines, and a ditch is also present. Following the PEA the site was assessed to provide suitability for a range of protected and notable species and a number of further surveys were recommended. Table 1 provides an overview of the survey work conducted on site and details the current validity period detailed in each report.

Table 1. Ecology surveys and expiry dates

Ecology surveys conducted	Reference	Most recent survey date	Survey result expiry date
Preliminary Ecological Appraisal & Preliminary Roost Assessment	UG_1910_ECO_PEA_04	18 th October 2023	April 2025
Bat Survey	UG_1910_ECO_BAR_03	17 th September 2024	October 2025
Botany Survey	UG_1910_ECO_BOT_02	18 th June 2024	January 2026

Survey Validity

The various surveys have been conducted between 2023 and 2025 as detailed in Table 1, and all associated reports were written in accordance with CIEEM’s ‘Advice note on the lifespan of Ecological Reports and Surveys’ (2019). Within this advice note, it recommends that survey data can be valid for up to three years following the original surveys, depending on several factors, including:

- “Whether the site supports, or may support, a mobile species which could have moved on to site, or changed its distribution within a site”;

- “whether there have been significant changes to the habitats present (and/or the ecological conditions/functions/ecosystem functioning upon which they are dependent) since the surveys were undertaken, including through changes to site management”; or
- “Whether the local distribution of a species in the wider area around a site has changed (or knowledge of it increased), increasing the likelihood of its presence”.

In these such cases, it is recommended that an updated site visit is undertaken to assess whether the site has significantly changed since the completion of the Phase II Surveys.

Justification

Urban Green has been on site in various capacities between 2024 and 2025 providing ECoW supervision of site investigation works [REDACTED] [REDACTED] During these visits the site was confirmed to be largely unchanged in an ecological sense, with the habitats previously recorded as part of the Preliminary Ecological Appraisal still present and in much the same condition. As such, the sites value is considered to be the same as originally surveyed and it is believed unlikely that the presence and distribution of protected or notable species within the site extent will have changed significantly.

Based on the above, it is the professional opinion of the project ecologist that the survey data collected to date provides sufficient information to inform determination of the planning application for the site. Accordingly, the reports (detailed in Table 1) and their recommendations are considered valid until the commencement of the 2027 survey season, specifically until February 2027. Furthermore, these surveys are considered to be suitable to inform the various other ecological reports produced for the site, including the Environmental Statement Chapter and as such the recommendations made within that document are also assessed as being relevant. Should the planning application not be determined by February 2027, repeat survey work will be required to ensure that the ecological baseline remains robust and up to date.

Please let me know if you require any further information.

Yours sincerely,

[REDACTED]

Jake Healy

Senior Ecologist, MCIEEM, MSc



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