Lanpro

6554 Land to the North of 4 & 6 Mansfield Avenue, Preliminary Ecological Appraisal



Preliminary Ecological Appraisal

Land to the North of 4 & 6 Mansfield Avenue, Blackley, Manchester

AW Architecture Ltd

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Executive Summary

Lanpro Services Limited was appointed by AW Architecture Ltd ("the Client") to undertake a Preliminary Ecological Appraisal (PEA) at Land to the North of 4 & 6 Mansfield Avenue, Blackley, Manchester (Ordnance Survey (OS) National Grid Reference (NGR): SD 85989 03967), hereafter referred to as "the Site". The Site (c. 0.13 ha) currently pertains to disused land comprising young self-seeded woodland and scrub.

A desk study exercise was undertaken in January 2026 which included a search of publicly available information on priority habitats, designated sites as well as protected and notable species. An extended UK Habitat Classification Survey was undertaken at the Site on 15th December 2025.

One statutory designated site of international importance and three of national importance are present within 10 km and 2 km of the Site, respectively. Although the Site falls within the Impact Risk Zone (IRZ) of one Site of Special Scientific Interest (SSSI), it does not meet the development criteria to be considered as a potential risk. Six non-statutory designated site is present within 2 km of the Site, pertaining to Sites of Biological Importance (SBI), the closest being 640m north-east.

No access to the Site was possible at the time of field survey, owing to the presence of fencing and/or hazardous debris at all potential access routes/points. The Site was surveyed as far as possible from the adjacent streets detailed above, and a precautionary approach has been taken with regards to this assessment as a result.

Habitat visible on Site included young self-seeded broadleaved woodland. Review of historic aerial imagery revealed the Site appeared to have been subject to complete clearance in 2022, prior to which it appeared to comprise broadleaved woodland. In accordance with guidance outlined within the Statutory Biodiversity Metric User Guide the woodland on Site has therefore been determined to be in "moderate" condition.

Taking a precautionary approach with respect to protected species, the habitats and features on Site have the potential to support badger, roosting bats, nesting birds, fox and hedgehog.

In respect to Biodiversity Net Gain, two iterations of the metric have been completed, to demonstrate the net change in biodiversity value across the following scenarios:

a) Incorporating all habitat (c. 0.13 ha) within the ownership boundary; and

b) Incorporating habitat (c. 0.06 ha) within the application boundary only.

BNG calculations for both scenarios (as presented in Table 3.1) show that in order to achieve a 10% net gain, the proposed development would need to deliver additional biodiversity credits (a maximum of 0.55 units) which would be purchased by a third-party habitat bank (e.g. Environment Bank) to achieve the mandatory 10% net gain required for the Development.

Further survey is recommended once access is available to confirm an absence of badger, roosting bats, other notable species and Invasive Non-Native Species, whilst Precautionary Methods of Working and/or additional provisions are recommended in respect to badger, birds, fox and hedgehog.

1 Introduction

1.1 Appointment

1.1.1 Lanpro Services Limited was appointed by AW Architecture Ltd ("the Client") to undertake a Preliminary Ecological Appraisal (PEA) at Land to the North of 4 & 6 Mansfield Avenue, Blackley, Manchester (Ordnance Survey (OS) National Grid Reference (NGR): SD 85989 03967), comprising both the application boundary and wider ownership boundary hereafter referred to as "the Site" (see Figure 1; Appendix 1).

1.1.2 This assessment was completed Megan Leary BSc (Hons), ACIEEM, Ecology Consultant and quality assured by Zoe Connolly BSc (Hons), MSc, MCIEEM, CEcol, Technical Director of Ecology.

1.2 Site Context

1.2.1 The Site (c. 0.13 ha) currently pertains to disused land comprising young self-seeded woodland and scrub. Access to the Site was heavily restricted due to surrounding houses present on the southern and western boundaries, as well as fencing on the northern and eastern boundaries off Floyer Road and Mansfield Avenue, respectively.

1.2.2 The wider landscape predominantly comprises the urban environs of north Manchester and residential areas of Blackley, as well as recreational green space including woodlands, playing fields, public parks and golf courses. The M60/Manchester Outer Ring Road is situated approximately 420 m northeast.

1.3 Proposed Development

1.3.1 It is understood that a planning application has been submitted to Manchester City Council (MCC) in relation to the Site, for the development of two semi-detached dwellings with associated landscaping, private garden amenity areas, off-street parking, secure cycle parking in the rear garden and secure boundary treatment (hereafter referred to as "the Development", Planning Application Number 144429/FO/2025).

1.3.2 Under current proposals, the Development footprint covers the application boundary only, with the remaining ownership boundary land to be retained (Figure 1).

1.3.3 It is understood that correspondence received from MCC on 13th November 2025 requested an ecology statement (including biodiversity metric).

1.4 Purpose of the Report

1.4.1 This report has been prepared to provide the information required by MCC to support the planning application i.e. biodiversity metric, and baseline information required to support

the biodiversity metric i.e. Preliminary Ecological Appraisal including an Extended UKHab survey and condition assessment.

1.4.2 This report will also inform the Client of the ecological baseline of the Site at the time of the survey, any key ecological constraints and opportunities, and the requirements for any further ecological surveys and/or mitigation measures where appropriate.

1.4.3 This report has been written in accordance with Chartered Institute of Ecology and Environmental Management (CIEEM) Preliminary Ecological Appraisal guidelines (CIEEM, 2017) and the British Standard 42020:2013 'Biodiversity – Code of Practice for Planning and Development'.

2 Methodology

2.1 Desk Study

2.1.1 A data search was undertaken in January 2026, which involved the collation of biodiversity information from the following sources:

- Multi-Agency Geographic Information for the Countryside (MAGIC) (https://magic.defra.gov.uk/MagicMap.html);
- Greater Manchester Sites of Biological Importance (SBI) register (https://gmlrc.org/wildlife_sites/);
- National Biodiversity Network (NBN) Atlas (https://nbnatlas.org)[1];
- Living England Habitat Map (Phase 4) (https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::living-england-habitat-map-phase-4/about);
- The Woodland Trust's "Ancient Tree Inventory" (https://ati.woodlandtrust.org.uk/);
- Great Crested Newt (GCN) *Triturus cristatus* Risk Zones (Greater Manchester) Maps (https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::gcn-risk-zones-greater-manchester);
- Ordnance Survey (OS) Maps (https://www.ordnancesurvey.co.uk/); and,
- Google Maps (2026). Greater Manchester Satellite View. (https://www.google.com/maps), Accessed: 5th January 2026.

2.1.2 The following information was obtained:

- International statutory designations (i.e. Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites) within 10 km;
- National statutory designations (i.e. Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR)) up to 2 km;
- Non statutory designated sites (i.e. Sites of Biological Importance (SBI)) up to 2 km;
- SSSI Impact Risk Zones[2];
- Habitats of Principal Importance (HPI) and other Irreplaceable Habitats up to 500 m;
- Protected, priority and/or notable species records within 2 km, as well as granted European Protected Species (EPS) mitigation licences;

[1] Excluding datasets with a CC-BY-NC licence as these are not available for commercial use.
[2] SSSI Impact Risk Zones (IRZ); a zone around an SSSI defined by Natural England (NE) to assess the potential risk of development proposals to SSSIs. Local planning authorities (LPAs) have a duty to consult NE before granting planning permission for any relevant planning application within the risk zone.

- Waterbodies within 250 m of the Site that were not separated by a major barrier to dispersal for GCN.
- Watercourses within 150 m of the Site that offered potential to support otter *Lutra lutra*, water vole *Arvicola amphibius* and/or white clawed crayfish *Austropotamobius pallipes*.

2.1.3 No request was made to the Local Biological Records Centre for records of protected and/or notable species at this time, but where the Site is considered suitable to support any such species following field survey, then recommendations will be made for this to be undertaken.

2.2 Field Survey

2.2.1 A PEA which included an Extended UK Habitat (UKHab) Classification survey (UKHab Ltd., 2023) was completed for all land within the Site and up to 30 m from the Site boundary as far as possible (see Figure 1).

2.2.2 Habitat locations and extents, and features of ecological interest were marked up on printed aerial maps. Plant species abundance was assessed using the DAFOR scale with species abundance within a habitat categorised as either: Dominant, Abundant, Frequent, Occasional or Rare.

2.2.3 At this time, habitat condition was also assessed in accordance with DEFRA's Statutory Biodiversity metric – Technical Annex 1: Condition Assessment and Sheets Methodology. Each condition criterium was appraised, and the habitats were assessed as being in 'good', 'moderate' or 'poor' condition.

2.2.4 The survey was undertaken by Lanpro Ecology Consultant Megan Leary BSc (Hons), ACIEEM on 15th December 2025. Weather conditions during the survey were as follows: air temperature = 10 ^{0}C; wind = Beaufort 2; cloud cover = 100%, precipitation = rain.

2.3 Protected and Notable Species

2.3.1 During the field survey, an assessment was also undertaken of the potential for the Site to support protected and/or notable species as far as possible. This included, but was not limited to, the species detailed below.

Great Crested Newts (GCN) and Other Amphibians

2.3.2 In conjunction with the desk study, both the terrestrial and aquatic habitats present within the Site were assessed for their suitability to support common amphibian species such as frogs, toads and smooth newts, as well as suitability for GCN and with consideration to their connectivity to other suitable habitat within the surrounding area (including consideration of ponds up to 250m).

Badger

2.3.3 A search was undertaken for field signs of badger *Meles meles* i.e. badger setts, latrine/dung pits, foraging marks and feeding signs. The survey followed standard methodology (Harris *et al.,* 1989) and an assessment was also made of the suitability of habitat within the Site to support this species. This included surveying for badger setts, along with surveying of linear features and boundaries for signs of badger activity including dung pits, foraging marks, feeding signs and pathways.

Bats

Daytime Bat Walkover (DBW)

2.3.4 A daytime bat walkover (DBW) was undertaken to assess the potential bat roosting resource on-site at high-level in consideration of the Bat Conservation Trust's (BCT) 'Bat Surveys for Professional Ecologists Good Practice Guidelines' (Collins *et al.*, 2023). Surveyors will identify and record any structures, trees or other features in addition to the known buildings on site that could be suitable for bats to roost in.

2.3.5 Habitats within the Site were also assessed for their potential to support foraging and commuting bats. The commuting and foraging assessment methodology is based on information contained within the BCT Good Practice Guidelines (Collins et al., 2023) which categorises the habitat as either None, Negligible, Low, Moderate, or High suitability for commuting and foraging bats.

Birds

2.3.6 A detailed bird survey was not undertaken as part of this assessment. However, any incidental sightings or evidence of bird species encountered during the survey were recorded, and the habitats on-site were assessed for their value to support nesting and foraging birds, including those listed on Birds of Conservation Concern 5 (BoCC5) (Stanbury *et al*. 2021) and Schedule 1 of the Wildlife and Countryside Act (WCA) (as amended) (1981).

Reptiles

2.3.7 The habitats present on-site were assessed for their suitability to support basking, foraging and hibernating reptiles, with reference to their connectivity with other suitable habitats in the surrounding area. Habitat requirements were assessed with reference to the "Reptile Habitat Management Handbook" (Edgar, Foster & Baker, 2010). Any incidental reptile encounters made during the survey were recorded.

Riparian Mammals

2.3.8 Any watercourses present within the Site were assessed, where accessible, using standard survey methodologies for their suitability to support otter (Chanin, 2003), and water vole (Dean *et al.*, 2016), and white-clawed crayfish (Peay, 2002).

Other Protected and Notable Species

2.3.9 Habitats were assessed for their potential to support other protected species, nationally or locally scarce or notable species, or any further species protected under nature conservation law which have not been highlighted above e.g. Species of Principal Importance that are listed in Section 41 of the Natural Environment and Rural Communities Act (2006) were noted if encountered, as well as Local Biodiversity Action Plan species.

Invasive Non-Native Species

2.3.10 During the survey, any evidence of invasive non-native species (INNS), including any plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded and subsequently mapped (where present).

2.4 Biodiversity Net Gain

2.4.1 A Biodiversity Net Gain (BNG) assessment was undertaken for this Development. In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). BNG is an approach to development that makes sure that habitats for wildlife are left in a measurably better state.

2.4.2 The Statutory Biodiversity Metric uses habitat features including habitat type, area/length, distinctiveness and condition, as well as locally assigned strategic significance as a proxy measure for the value and importance of nature.

Habitat Features

2.4.3 Baseline habitat type, area, and condition have been determined following the Extended UK Hab Classification conducted at the Site in accordance with the Statutory Biodiversity metric – Technical Annex 1: Condition Assessment and Sheets Methodology (detailed in Section 2.2: Methodology – Habitat Surveys, above), to determine BNG habitat classifications, alongside historic OS and aerial imagery to form an appropriate assessment.

2.4.4 Post-development habitat type, area, and condition are based on the post-development proposals for the Site. This is based on the 'Proposed Block Plan' (AW Architecture, October 2025) and supporting information provided via email by Abdul Wajid on 17th December 2025.

2.4.5 All habitat mapping was conducted in Quantum Geographic Information Systems (QGIS) software, from which measurements for area/length have been calculated.

2.4.6 The distinctiveness of each habitat type is automatically assigned within the metric.

Strategic Significance

2.4.7 Data on areas and habitats locally identified as significant for nature were obtained from the Greater Manchester Local Nature Recovery Strategy published by Greater Manchester Combined Authority (2025), and associated interactive mapping (https://www.gmlrc.org/local_nature_recovery_strategy/glmapapp/).

2.4.8 Strategic significance has been determined to be 'low' with 'Area/compensation not in local strategy/ no local strategy' for all habitats.

Biodiversity Calculations

2.4.9 The GIS import tool was then used to import spatial data from the QGIS mapping along with assigned meta data (i.e. condition, distinctiveness, strategic significance) into the Metric Calculation Tool. Once imported, the biodiversity value was calculated.

2.4.10 At the request of the Client, two iterations of the calculation have been completed, to demonstrate the net change in biodiversity value across the following scenarios:

a) Incorporating all habitat (c. 0.13 ha) within the ownership boundary; and

b) Incorporating habitat (c. 0.06 ha) within the application boundary only.

2.5 Constraints and Limitations

2.5.1 No request was made to the Local Biological Records Centre for citations of non-statutory designated sites within 2 km of the Site. As such, a precautionary approach has been adopted within the assessment with regards to these sites.

2.5.2 No request was made to the Local Biological Records Centre for records of protected and/or notable species at this time, though publicly available records were obtained from NBN Atlas. With this, where the Site is considered suitable to support any such species following field survey, then recommendations are made for further data searches in relation to those species, to be undertaken at a later date.

2.5.3 Following the data search of NBN Atlas, datasets with a CC-BY-NC licence were excluded from the search as these are not available for commercial use. However, please note that this may have omitted relevant local records. NBN data can vary in accuracy and verification status and should be treated as indicative rather than definitive evidence of

presence or absence. Although desk study is a useful guide to assist with identification of an ecological baseline, it is not a substitute for a thorough field survey and as such, this is not considered an overriding constraint to the survey methodology.

2.5.4 The data obtained from available online resources are not exhaustive and absence of records returned during the desk study does not indicate a species likely absence within the vicinity of the Site.

2.5.5 No access to the Site was possible at the time of survey, owing to the presence of robust palisade fencing at all potential access routes/points i.e. along the passage between Floyer Road and Hill Lane, as well as off Mansfield Avenue. Additionally, the passageway which connects the Site to Mansfield Road, was also completely blocked by trees and scrub, as well as waste materials and rubbish (inc. razor wire) which made it unsafe to access. The Site was surveyed as far as possible from the adjacent streets detailed above, and a precautionary approach has been taken with regards to this assessment as a result.

2.5.6 The optimum time of year to complete the Extended UK Habitat Survey is during the main flowering season (typically recognized as April to September), to ensure that the condition of each habitat present and presence of any protected or notable botanical species are accurately recorded. This survey was undertaken in October, and as such it is possible that some species were not recorded. As such, a precautionary approach has been adopted with regard to habitat type and condition on Site.

2.5.7 Extended UKHab surveys provide a snapshot of the Site at the time of the survey and do not consider any changes to the Site following the survey.

2.5.8 The data collected is likely to be valid for 12-18 months from the survey date for the purposes of planning in accordance with the CIEEM guidelines on the lifespan of ecological surveys and reports. If there is a significant change in the conditions on Site, then the data in this report may be invalidated.

3 Results

3.1 Desk Study

Designated Sites

Statutory Designated Sites

3.1.1 One statutory designated site of international importance is present within 10 km of the Site (refer to Figure 2.1), namely the Rochdale Canal Special Area of Conservation (SAC) situated approximately 3 km east of the Site. The Rochdale Canal is primarily designated for the significant population of floating water-plantain *Luronium natans* which is representative of the formerly more widespread canal populations of northwest England.

3.1.2 Three statutory designated sites of national importance are present within 2 km of the Site (refer to Figure 2.1), all pertaining to Local Nature Reserves (LNR) as listed in Table 3.1 below.

Table 3.1: Statutory Designated Sites within 2km of the Site.

Site Name	Distance from Site	Description as outlined by Natural England https://designatedsites.naturalengland.org.uk/
Alkrington Woods (LNR)	Approx. 700 m northeast	Habitats include woodland, grassland, marsh, standing water and amenity areas.
Boggart Hole Clough (LNR)	Approx. 1km southeast	The site is the largest woodland clough in Manchester and part is ancient woodland.
Blackley Forest (LNR)	Approx. 1.4km southwest	The forest makes up most of the reserve along with grassland. The River Irk flows through the park and is a main feature. There are a variety of plants and animals to see. Habitats include broadleaved and plantation woodland, grassland, lake, marsh and a river.

3.1.3 The Site falls within the IRZ of the Rochdale Canal Site of Special Scientific Interest (SSSI). However, the Proposed Development does not fall within any of the development categories considered as a potential risk (i.e. infrastructure, air pollution, combustion or mineral, oils and gas) and therefore does not require the Local Planning Authority (LPA) to consult Natural England (NE).

Non-Statutory Designated Sites

3.1.4 Six non-statutory designated sites were listed on the Greater Manchester SBI register within 2 km of the Site (refer to Figure 2.2), detailed in Table 3.2 below.

Table 3.2: Non statutory designated sites within 2km of the Site.

Site Name	Distance from Site	Description as outlined by Greater Manchester Ecology Unit https://gmlrc.org/resources/downloads/sbi_selection_guidelines.pdf
Alkrington Woods and Rhodes Lodges (SBI)	Approx. 640 m northeast	No citation available. A site of district importances selected for its habitat mosaics.
Boardman Brook (SBI)	Approx. 785 m north	No citation available. A site of district importance selected for its semi natural broadleaved woodland.
Baileys Wood (SBI)	Approx. 820 m south.	No citation available. A site of importance within the identified geographical locality selected for its ancient woodland.
Boggart Hole Clough (SBI)	Approx. 1.1 km south.	No citation available. A site of district importance selected for its ancient woodland and significant population of colonial nesting birds (e.g. sand martin, grey heron, common tern and house martin).
Blackley Forest and Heaton Vale Reservoir (SBI)	Approx. 1.8 km west.	No citation available. A site of district importance selected for its plantation woodland as well ponds and small lodges.
Streams and Flushes near Bradley Hall Farm (SBI)	Approx. 1.9 km northwest.	No citation available. A site of importance within the identified geographical locality selected for its semi natural grassland.

3.1.5 No impact pathways (e.g. hydrological connectivity) are present between the Site and any of the identified designated sites.

Priority and Irreplaceable Habitats

3.1.6 One Habitat of Principal Importance (HPI) was recorded within 500 m of the Site, namely deciduous woodland, with the closest area situated approx. 320 m northeast of the Site.

3.1.7 No ancient or veteran trees were returned on or immediately adjacent to the Site from the Ancient Tree Inventory.

Protected and Notable Species

3.1.8 Three European Protected Species (EPS) licence records were returned within 2 km of the Site following a search of MAGIC, outlined in Tale 3.2 below.

Table 3.2: EPS Mitigation Licences with 2 km of the Site.

Reference	Species	Licence Lifespan	Purpose	Distance from Site
2014-2836-EPS-BDX	Common pipistrelle *Pipistrellus pipistrellus*	25/08/2014 – 25/09/2014	Damage and destruction of a breeding place.	Approx. 1.4 km east of the Site.

Reference	Species	Licence Lifespan	Purpose	Distance from Site
2014-1364-EPS-BDX	Common pipistrelle *Pipistrellus pipistrellus*	01/10/2014 – 31/03/2015	Information unavailable.	Approx. 1.7 km southwest of the Site.
2014-1562-EPS-BDX	Common pipistrelle *Pipistrellus pipistrellus*	01/10/2014 – 31/03/2015	Destruction of a breeding place. Destruction of a resting place.	Approx. 1.7 km southwest of the Site.

3.1.9 A total of 1558 verified records for 270 species of flora and fauna were from the NBN Atlas, within the last ten years (2016 – 2026). This element of the desk study is discussed further under the relevant subheadings within Section 3.4: Protected and Notable Species below, to complement findings of the field survey and support conclusions.

3.2 Field Survey

Extended UK Habitat Classification Survey

3.2.1 During the field survey, habitat visible on Site included young self-seeded broadleaved woodland, with species including sycamore *Acer pseudoplatanus* (A), ash *Fraxinus excelsior* (O), elder *Sambucus nigra* (O), common nettle *Urtica dioica* (A), cocks foot *Dactylis glomerata* (F), *Salix sp.,* (A), bramble *Rubus fruticosus agg.* (D), and hedge bindweed *Calystegia sepium* (F).

3.2.2 The Site was fenced along the boundary on the passage between Floyer Road and Hill Lane, as well as off Mansfield Avenue, and was subject to damage due to large amounts of rubbish and waste material present.

3.2.3 Review of historic aerial imagery revealed the Site appeared to have been subject to complete clearance in 2022, prior to which it appeared to comprise broadleaved woodland. This is concurrent with the findings of the field survey, as well as data from the Living England Habitat Map (Phase 4) which categorizes the area as “Broadleaved, Mixed and Yew Woodland”.

3.2.4 In accordance with the Statutory Biodiversity Metric User Guide (Department for Environment Food and Rural Affairs (DEFRA), 2024) regarding habitat degradation, habitat condition has therefore been assumed based on the habitat present prior to clearance, the date for which has been taken as April 2021. However, findings of the field survey have also been taken into consideration when determining habitat condition (i.e. presence of rubbish).

3.2.5 With this, the woodland on Site has therefore been determined to be in “moderate” condition.

3.3 Protected and Notable Species

Great Crested Newt (including other amphibians)

3.3.1 No records of GCN were returned within 2 km of the Site. NBN Atlas returned 34 records of common amphibians within 2 km of Site, including smooth newt *Lissotriton vulgaris* (11 records), palmate newt *Lissotriton helveticus* (1 record) and common frog *Rana temporaria* (22).

3.3.2 The Site falls partially within a Green GCN District Level Licence (DLL) Risk Zone, defined as: containing sparsely distributed GCN and less likely to contain important pathways of connecting habitat for this species.

3.3.3 No ponds were identified on, or within 250 m of, the Site following a search of aerial mapping. The closest waterbody is situated approximately 480 m northeast of the Site, by the M60/Manchester Outer Ring Road.

3.3.4 The terrestrial habitat present on Site is suitable to support GCN or other common amphibians (e.g. smooth newt *Lissotriton vulgaris*). However, the Site is largely isolated within the landscape given its location and a significant distance from any waterbodies.

3.3.5 As such, it is considered that amphibians (including GCN) are unlikely to be present on Site.

Badger

3.3.6 NBN Atlas returned three records of badger from within 2 km of the Site.

3.3.7 Given the extensive fencing around the Site, as well as its isolated nature within the urban landscape, badger are considered unlikely to be present on Site. However, there may be some opportunity for badger sett creation, foraging and commuting and given the lack of access to the Site at the time of survey, the presence of badger cannot therefore be ruled out.

Bats

3.3.8 NBN Atlas returned 29 records of bats within 2 km of the Site, pertaining to Daubentons bat *Myotis daubentonii* (15), common pipistrelle *Pipistrellus pipistrellus* (2) and unknown bat species *Chiroptera spp.,* (12).

Roosting Bats

3.3.9 No buildings and/or structures suitable to support roosting bats are present on Site.

3.3.10 No access to the Site was possible following the site visit, and subsequently an indicative assessment of the trees on Site and their potential to support roosting bats could not be undertaken.

3.3.11 The trees on Site observed from the accessible boundaries grew in close stands and all appeared to be young. Given the evidence via aerial imagery of Site clearance in 2022, none of the trees on Site are expected to exceed this age class.

3.3.12 Young trees are less likely to offer potential roosting features (e.g. cracks, crevices, hollows, loose bark) for bats. Where such features are present on a young tree, due to its small size (DBH), these are likely only suitable support individual and/or small numbers of bats as opposed to a significant roost (i.e. maternity).

Foraging and Commuting Bats

3.3.13 The woodland habitat on Site is connected to the wider area, primarily through a network of private gardens, and may offer some foraging resources for small numbers of bats present within the largely fragmented landscape.

3.3.14 However, the Site is not located within a strategic location for bats (i.e. in proximity to key commuting corridors such as riparian zones/hedgerows) and the very limited extent of the Site is likely to reduce the importance for this Site for bats. Higher quality habitat is available within the wider landscape such as within nearby LNRs.

3.3.15 Given the Site is unlikely to support any significant opportunities for foraging or commuting bats, professional judgement was used to scope out the need for more detailed surveys – in line with current survey guidelines – given that the amount of required survey effort would not be proportionate to the size of the Site and predicted impacts.

Birds

3.3.16 NBN Atlas returned 915 records of birds, pertaining to 61 species within 2 km of the Site. Of these, five species are listed under Schedule 1 of the Wildlife and Countryside Act (WCA) 1981 (as amended), namely barn owl *Tyto alba*, black-necked grebe *Podiceps nigricollis*, kingfisher *Alcedo atthis*, little ringed plover *Charadrius dubius*, and redwing *Turdus iliacus*. Additionally, six species are listed under Section 41 of the NERC Act 2006, as well as eight Red listed, and 21 Amber listed species under BoCC5.

3.3.17 The woodland habitat on Site offers suitable nesting and foraging opportunities for a small number of common bird species, though it is considered unlikely the Site would support significant assemblages of breeding birds, given its location within the landscape.

3.3.18 No evidence of nesting birds (i.e. nests, breeding behavior, eggs, droppings) was observed during the field survey, though it should be noted that the field survey was undertaken outside of the nesting bird season (March – August inclusive).

Reptiles

3.3.19 No records of reptiles were returned by NBN Atlas from within 2 km of the Site.

3.3.20 The Site itself offers sub-optimal opportunities for sheltering, foraging, basking and hibernating common reptile species (e.g. slow worm *Anguis fragilis,* common lizard

Zootoca vivipara) given its small size, and location within the urban landscape providing limited connectivity to/from other habitats. As such, reptiles are considered unlikely to be present on Site.

Riparian Mammals

Otter

3.3.21 No records of otter were returned from within 2 km of the Site by NBN Atlas.

3.3.22 The closest watercourse, unobstructed by a barrier to dispersal (e.g. major road) is Boggart Hole Brook situated approximately 1.3 km south of the Site. There is no hydrological connectivity from the Site to Boggart Hole Brook.

3.3.23 Otter are therefore considered unlikely to be present within the Site and as such are not discussed further within this report.

Water Vole

3.3.24 No records of water vole were returned by NBN Atlas from within 2 km of the Site.

3.3.25 There is no suitable habitat to support water vole on Site, nor within close proximity (≤10m).

3.3.26 Water voles are therefore considered to be absent from the Site and as such are not discussed further within this report.

Other Notable Species

Fox

3.3.27 Three records of fox *Vulpes vulpes* were returned by NBN Atlas from within 2 km of the Site.

3.3.28 Foxes can be found in a wide range of habitats (i.e. amenity parkland, woodland, arable land) though mostly observed in urban and suburban areas across back gardens, allotments and rough ground. The Site and immediate surrounds provide suitable habitat for fox den creation, foraging and commuting.

Hedgehog

3.3.29 No records of hedgehog were returned by NBN Atlas from within 2 km of the Site.

3.3.30 Hedgehogs live in a broad range of habitats in rural, suburban, and urban areas. The habitat on Site likely provides hedgehogs with a good supply of food, and protection, with connectivity into the neighboring land via adjacent gardens.

Invasive Non-Native Species

3.3.31 A total of 30 records of botanical Invasive Non-Native Species (INNS) were returned from within 2 km of the Site, pertaining to Japanese knotweed *Reynoutria japonica* (8) and Himalayan balsam *Impatiens glandulifera* (21) and Rhododendron *Rhododendron ponticum* (1).

3.3.32 No INNS were observed within or immediately adjacent to the Site at the time of survey.

3.3.33 However, given the lack of access to the Site and extent of waste material present, it is considered highly likely INNS could be present on Site.

3.4 Biodiversity Net Gain

3.4.1 At the request of the Client, two iterations of the calculation have been completed, to demonstrate the net change in biodiversity value across the following scenarios:

a) Incorporating all habitat (c. 0.13 ha; Figure 1) within the ownership boundary; and

b) Incorporating habitat (c. 0.06 ha; Figure 1) within the application boundary only.

3.4.2 The result of the BNG assessment for both scenarios are presented within Table 3.3 below. The associated biodiversity metrics and condition assessment sheets are provided within Appendix 3 and 4.

Table 3.3: Biodiversity Net Gain Assessment

Scenario	Baseline Biodiversity Value (HU)	Post Development Biodiversity Value (HU)	Net Change (HU)	% Net Change	Unit Deficit[3]
A	1.04	0.6	- 0.44	- 42.59%	0.55
B	0.49	0.04	- 0.45	- 92.41%	0.50

HU = Habitat Units

[3] Units needed to fulfil Biodiversity Net Gain requirements.

4 Summary

4.1.1 A summary of the ecological findings of the PEA is provided below in Table 3.4.

Table 3.4: Summary of Ecological Findings and Survey Results

Ecological Feature	Findings	Ecological Constraint
Statutory Designated Sites	One statutory designated site of international importance is present within 10 km of the Site, namely the Rochdale Canal Special Area of Conservation (SAC) situated approximately 3 km east of the Site. Three statutory designated sites of national importance are present within 2 km of the Site all pertaining to Local Nature Reserves (LNR) outlined in Table 3.1. The closest pertains to Alkrington Wood (LNR) situated approx. 700m northeast. The Site falls within the IRZ of the Rochdale Canal SSSI, however it does not fall within any of the development categories considered as a potential risk and therefore does not require the LPA to consult NE.	No
Non-Statutory Designated Sites	Six non statutory designated sites were listed on the Greater Manchester SBI register within 2 km of the Site, the closest of which pertains to Alkrington Woods and Rhodes Lodges (SBI) approx. 640 m northeast.	No
Habitats	Other woodland; broadleaved encompasses the Site in its entirety. This habitat has been assessed to be of moderate condition following the adoption of a precautionary approach. No priority habitats, or irreplaceable habitats are present on Site.	Yes BNG requirements
Great Crested Newt (inc. Other Amphibians)	No suitable aquatic habitat is present on Site or within 250m. Terrestrial habitats within the Site are suitable to support GCN or other common amphibians. However, the Site is largely isolated within the landscape given its location and a significant distance from any waterbodies.	No
Badger	Given the extensive fencing around the Site, as well as its isolated nature within the urban landscape, badger is considered unlikely to be present on Site. However, there may be some opportunity for badger sett creation, foraging and commuting and given the lack of access for survey, presence cannot be ruled out.	Further survey to confirm and/or Precautionary Methods of Working recommended
Roosting Bats	No buildings and/or structures suitable to support roosting bats are present on Site. It is assumed that trees on Site are likely to offer potential roosting features (e.g. cracks, crevices, hollows, loose bark) on a precautionary basis.	Further survey to confirm and/or Precautionary Methods of Working recommended
Foraging and Commuting Bats	The woodland habitat on Site is connected to the wider area, primarily through a network of private gardens, and is likely to offer beneficial foraging resources for small numbers of bats present within the largely fragmented landscape. However, the very limited extent of the Site reduces the available opportunities or foraging and commuting on Site. The Site has therefore been assessed as having a low suitability to support foraging and commuting bats.	No
Birds	The woodland habitat on Site offers suitable nesting and foraging opportunities for a small number of common bird species, though it is considered unlikely the Site would support significant assemblages of breeding birds, given its location within the landscape.	Precautionary Methods of Working
Reptiles	The Site offers suboptimal opportunities may for sheltering, foraging, basking and hibernating common reptile species given its small size, and	No

Ecological Feature	Findings	Ecological Constraint
	location within the urban landscape providing limited connectivity to/from other habitats.	
Riparian Mammals	There is no suitable habitat present on Site, nor within the immediate surrounds, for either otter or water vole. As such these species are considered to unlikely to be present on Site.	No
Other Notable Species	The Site likely provides suitable habitat for fox and hedgehogs for foraging and protection, with connectivity into the neighbouring land via adjacent gardens.	Further survey to confirm and/or Precautionary Methods of Working
Invasive Non – Native Species	No INNS were observed within or immediately adjacent to the Site at the time of survey. However, given the lack of access to the Site and extent of waste material present, it is considered possible that INNS could be present on Site.	Further survey to confirm and/or Precautionary Methods of Working

5 Recommendations and Opportunities

5.1 Recommendations

Habitats

5.1.1 The proposed Development is expected to affect the woodland habitat on Site, which is a habitat of ecological value.

5.1.2 The design for the development should avoid impacting habitats of ecological value wherever possible and ensure that mitigation and compensation for any loss is incorporated into the landscape design in line with local and national planning policy and statutory requirements.

5.1.3 BNG calculations for both scenarios (as presented in Table 3.1) show that in order to achieve the mandatory 10% net gain, the proposed development would need to find additional off-site biodiversity credits of either 0.55 units (Scenario A) or 0.50 Units (Scenario B). Achieving this on-Site will not be possible given the size of the Site, in combination with the extent of the losses of habitat areas.

5.1.4 As such, the unit deficit will be purchased from a third-party habitat bank (e.g. Environment Bank) to achieve the mandatory 10% net gain required for the Development.

Protected and/or Notable Species

Badger

5.1.5 Badgers are strictly protected under the Protection of Badgers Act 1992. It is illegal to kill, capture, disturb or injure an individual badger or intentionally damage, destroy or obstruct an area used for breeding, resting or shelter such as a sett unless otherwise permitted through a mitigation licence.

5.1.6 Though considered unlikely, due to a lack of access to the Site at the time of survey, the presence of badger cannot be ruled out. As such, further survey is recommended to confirm the presence/absence of badger once access is available.

5.1.7 Works should be carried out in adherence to Precautionary Methods of Working (PMoW) for badgers during construction which include the following:

- Contractors should remain vigilant for any signs of badger activity onsite and report an ecologist should concerns be raised.
- All excavations should be filled or covered overnight. If this is not possible, a large scaffold plank should be positioned at no more than a 45-degree angle, or one side of the excavation graded or partially graded to provide an escape ramp for any

badger that may fall in. All excavations should be checked for animals prior to works resuming the following day.

- Any chemicals or other materials should be stored securely in accordance with best practice guidelines, and no open pipework should be left overnight to reduce any risk of badgers taking refuge in them.

5.1.8 If a suspected badger sett or evidence of badger, is discovered on Site at any time, works should be halted in the immediate area (≤30m) and an ecologist consulted for further advice.

Bats

Roosting Bats

5.1.9 All British bats are protected as European Protected Species (EPS), which are afforded full protection under the Conservation of Habitats and Species Regulation 2017 (as amended), and the Wildlife and Countryside Act 1981 (as amended). Bats are protected from killing and injury, as well as disturbance from their place of rest, and bat roosts are also protected from obstruction and damage.

5.1.10 It is recommended that any trees required for removal or other arboricultural works be subject to a Ground Level Tree Assessment (GLTA) to confirm absence of potential roost features (PRFs) for bats.

5.1.11 Should any PRFs be identified, further survey (e.g. aerial inspection and/or dusk emergence surveys) may be required at the appropriate time of year following the results of the GLTA for any trees identified as PRF-M, prior to the trees being removed or subject to other arboricultural works. Precautionary methods of working may be required for any trees identified as PRF-I.

5.1.12 Should surveys determine the presence of a bat roost, a bat mitigation license (A13) from Natural England will be required before any works can commence that may contravene current legislation (i.e. tree removal or other arboricultural works). There would also be a requirement for mitigation (e.g. replacement roosts, sensitive timing of works).

Birds

5.1.13 Given the Site is unlikely to support significant assemblages or breeding birds of high conservation status, as well as the small extent of the Site, further survey in relation to breeding birds is not considered necessary at this time.

5.1.14 However, it is an offence to kill, injure or take birds; take, damage, or destroy nests or eggs of any wild bird as detailed in the Wildlife and Countryside Act 1981. The breeding bird season generally takes place between 1st March and 30th September.

5.1.15 Works should avoid any pruning, felling and/or vegetation clearance during the active bird nesting season. In the event this is not possible, then any areas to be impacted should be checked by an ecologist for active bird nests no more than 48 hours before work begins.

5.1.16 If an active nest were to be discovered during the works, an exclusion zone around the nest would need to be established and maintained until an ecologist has confirmed the birds have fledged or that the nesting attempt has concluded.

Other Notable Species

5.1.17 Foxes are protected in Britain under the Wild Mammals Protection Act (1996), prohibiting cruelty and mistreatment.

5.1.18 Hedgehogs are also protected under the Wild Mammals Protection Act (1996) as well as under Schedule 6 of the Wildlife and Countryside Act 1981, making it illegal to kill or capture them using certain methods. They are also a 'Species of Principal Importance' under the NERC Act (2006).

5.1.19 It is recommended that the works should proceed under PMoWs as detailed above in relation to badger, which will also be suitable for the protection of fox and hedgehog, during construction to ensure compliance with current legislation.

Invasive Non-Native Species (INNS)

5.1.20 In England, under the Wildlife and Countryside Act (WCA) (1981) as amended, it is an offence to plant, release or otherwise cause to grow/escape in the wild any species listed in Part II of Schedule 9 of the WCA.

5.1.21 A pre-commencement survey of the Site and immediate surrounds for INNS is recommended.

5.1.22 If any INNS are subsequently recorded within or immediately adjacent to the working area control measures should be implemented to remove/ control the spread of INNS. Details on identification of INNS can be found at http://www.nonnativespecies.org.

6 References

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Appendix 1 Figures

Land to the North of 4&6 Mansfield Ave, Blackley

Title:
Site Location & Survey Area

Document:
Preliminary Ecological Apprasial

Legend:
- Appication Boundary
- Ownership Boundary

Data: Lanpro, 2026
Basemap: Google, 2026; OpenStreetMaps, 2026



Co-ordinate system: OSGB36 / British National Grid

0 10 20 m

1:350 @A3

REV	DATE	STATUS	DRW	CHK	APR
01	05/01/2025	First issue	ML		ZC

Lanpro



Land to the North of 4&6 Mansfield Ave, Blackley

Title:
Statutory Designated Sites

Document:
Preliminary Ecological Apprasial

Legend:

- Blue Line Boundary
- 2k Buffer

Designated Sites

- Special Areas of Conservation (SAC)
- Local Nature Reserves (LNR)

Data: Lanpro, 2026
Basemap: Google, 2026; OpenStreetMaps, 2026



Co-ordinate system: OSGB36 / British National Grid
0 500 1,000 m
1:22500 @A3

REV	DATE	STATUS	DRW	CHK	APR
01	05/01/2025	First issue	ML		ZC

Lanpro

Land to the North of 4&6 Mansfield Ave, Blackley

Title:
Non Statutory Designated Sites

Document:
Preliminary Ecological Apprasial

Alkrington Woods and Rhodes Lodges (SBI)

Streams and Flushes near Bradley Hall Farm (SBI)

Boardman Brook (SBI)

Baileys Wood (SBI)

Blackley Forest and Heaton Vale Reservoirs (SBI)

Boggart Hole Clough (SBI)

Legend:

- Blue Line Boundary
- 2k Buffer

Designated Sites

- Sites of Biological Importance (SBI)

Data: Lanpro, 2026
Basemap: Google, 2026; OpenStreetMaps, 2026



Co-ordinate system: OSGB36 / British National Grid

0 500 1,000 m

1:22500 @A3

REV	DATE	STATUS	DRW	CHK	APR
01	05/01/2025	First issue	ML		ZC

Lanpro



Land to the North of 4&6 Mansfield Ave, Blackley

Title:
Baseline Habitat Map

Document:
Preliminary Ecological Apprasial

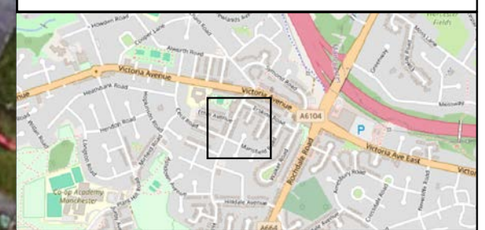
Legend:

- Application Boundary
- Ownership Boundary

Habitats

- Other woodland; broadleaved

Data: Lanpro, 2026
Basemap: Google, 2026; OpenStreetMaps, 2026



Co-ordinate system: OSGB36 / British National Grid

0 10 20 m
1:350 @A3

REV	DATE	STATUS	DRW	CHK	APR
01	07/01/2025	First issue	ML		ZC

Lanpro

Land to the North of 4&6 Mansfield Ave, Blackley

Title:
Post Development Habitat Map

Document:
Preliminary Ecological Apprasial

Legend:

- Application Boundary
- Ownership Boundary

Habitats

- Developed land; sealed surface
- Other woodland; broadleaved
- Vegetated garden

Data: Lanpro, 2026
Basemap: Google, 2026; OpenStreetMaps, 2026



Co-ordinate system: OSGB36 / British National Grid

0 10 20 m
1:350 @A3

REV	DATE	STATUS	DRW	CHK	APR
01	07/01/2025	First issue	ML		ZC

Lanpro

Appendix 2 Site Photographs



Photograph 1: Northern boundary of the Site off Floyer Road.



Photograph 2: Southeastern boundary of the Site off Mansfield Avenue.



Photograph 3: Passageway connect the Site to Mansfield Road.



Photograph 4: View of the Site from southeastern boundary above fence.

Appendix 3 Statutory Biodiversity Metric

To be provided in a separate Microsoft Excel document.

Appendix 4 Condition Assessment Sheets

To be provided in a separate Microsoft Excel document.


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Chartered Practice
REGISTERED ORGANISATION
CIfA
HBF
Home Builders Federation
Women in Property
RIBA 2030
Climate
Challenge
Signatory
Bloom*
Opening up procurement
Accredited Supplier
Landscape Institute
Registered Practice
RSA
CONSTRUCTING EXCELLENCE
delivered with bre
URBAN DESIGN GROUP
REGISTERED PRACTICE
smas
worksafe consultant
SSIP
QMS
ISO 9001 : 2015
REGISTERED
QMS
ISO 14001 : 2015
REGISTERED
QMS
ISO 45001 : 2018
REGISTERED