AMENITYTREE

ENVIRONMENTAL PLANNING CONSULTANTS

Extended Phase One Habitat Survey (Preliminary Ecological Appraisal)

Version One. 07.07.2025
Prepared for: Jigsaw Homes

Site: Miles Platting Phase 2

Prepared by Simon Brain Managing Director

NAME OF SITE:	**Miles Platting Phase 3**
PROJECT No:	**12720**
CLIENT NAME:	**Jigsaw Homes**
SPECIALIST:	**Amenity Tree Care Ltd**
DATE PREPARED:	**07.07.2025**
PREPARED BY:	**Simon Brain**
VERSION CONTROL:	**Version 1**

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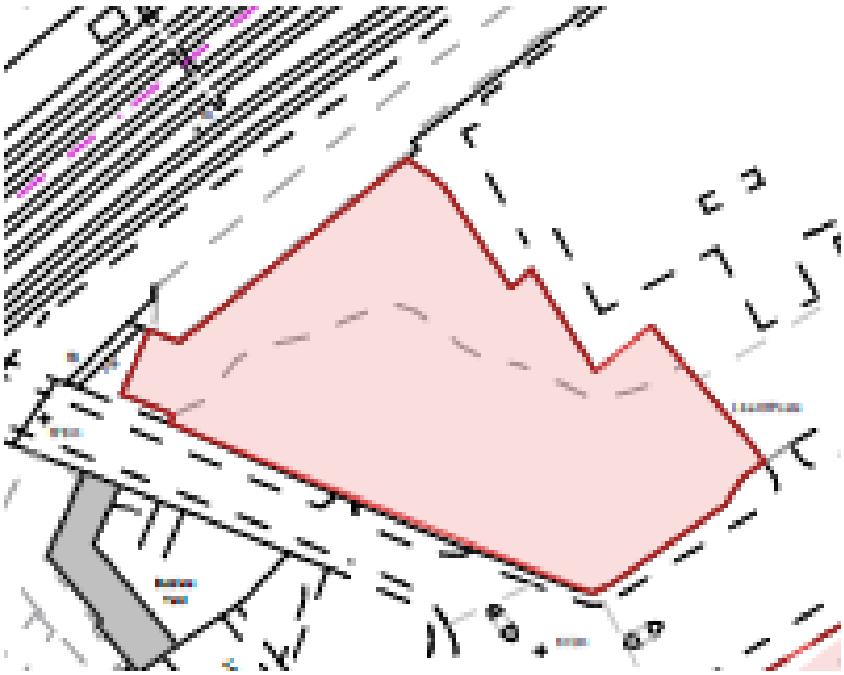
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1. Introduction

Amenity Tree have been instructed by Jigsaw Homes (the client) to undertake a Preliminary Ecological Assessment (PEA) on land located to the north of Oldham Road, central Manchester in the Miles Platting area, M40 7PS (central Grid Refference SJ 85752 99780) as shown in **Figure 1**.

Figure 1:

Development boundary (redline).



1.1 Background to the project

The client is proposing the re development of the site. No proposals drawings have been supplied by the client.

1.2 Site location, context and main habitats

The site is located to the north of the Miles Platting area which is situated 2.3km to the northwest of Manchester City centre. The site is bounded by Collyhurst Road to the west, a railway line and embankment to the north, commercial businesses to the east

and Oldham road to the south. The survey area consisted of modified grassland (g4), bramble scrub (h3d) and , and other woodland (mixed w1h).

1.3 Report purpose

To prepare a Preliminary Ecological Assessment or Extended Phase One Habitat Survey for the development site following CIEEM guidelines (*Guidelines for Preliminary Ecological Appraisal, December 2017*). The purpose of the report is to provide information relating to the location, extent and distribution and impact on the conservation of wild plants and animals and natural and semi natural habitats affected by development. This report sets out the methods, results and recommendations arising from the above work.

1.3.1 Surveyor information

Ryan Whitmarsh is an experienced ecologist who has attained a BSc (Hons) and has undertaken a range of ecological surveys for protected species and Preliminary Ecological Appraisals (PEA). He has attended courses is bats and currently working towards a Class 2 Bat License.

Simon Brain has 15 years experience as the Managing Director within ecology.

2. Desk Study

2.1 Methodology

The desk study collated information on designated statutory and non-statutory wildlife sites within 1km search radii around the proposed development site.

Information on statutory and non-statutory designated sites and legally protected/notable species records were obtained from Magic Map Application and contained in section 2.2 below.

2.2 Designated sites, species and habitats - Results Overview

Multi-Agency Geographic Information for the Countryside (MAGIC) website (Magic Map Application) has confirmed no statutory designations apply to the site and the site boundaries.

The site is located within SSSI Impact Zone for the Rochdale Canal SSSI which is located 3.5km northeast of site. There are no Local Nature Reserves (LNR) located within 1km. The development proposal does not appear to conform to those development types that require the LPA to consult Natural England on the likely risks.

- Multi-Agency Geographic Information for the Countryside website data has confirmed the following habitats and species apply to the site and its immediate locality:
- There are section 41 habitats listed on the inventory to the north of the site on the opposite side of the railway (woodland), with numerous parcels within 1km.
- No Ancient and Semi-Natural Woodland is located within 1km.
- There are no important Bird Areas, Seabird considerations, or water and wetland considerations in respect of avian species.
- A Great Crest Newt class survey license return (positive) is located 135m in the LNR to the east (Note: separated from site by road barrier A425)
- The closest granted European Protected Species (EPS) license application by Natural England was for Bat species approximately 579m from site for C-Pip and S-Pip dated from 2010. One other record for Bats is located to the northwest 820m from site for C-Pip from 2020. (MAGIC screenshot provided below for 1km).



3. Extended Phase One Habitat Survey

3.1 Methodology and survey results

The site was visited on the 27 June 2025 and a survey of the site was conducted using the UK Habitat Classification Version 2.0 (at https://www.ukhabs.org). Distinct habitats were identified and any features of nature conservation interest or habitat areas that were too small to map were subject to a more detailed description in a Target Note (T1 etc) and contained in Appendix 2 –UK Habitat Classification Survey Map.

3.1.2. Vascular Plants and Habitat

A site vascular plant list is included in Appendix 2.

A stand of Japanese Knotweed was confirmed on the southern boundary of the woodland edge in the centre of the site and is target noted in the habitat plan provided in the appendices.

3.1.3 Protected and Notable Species (Mammals)

Water Voles

Running water is absent within the site boundary.

Bat species

Bats are comprehensively protected under UK and European legislation. Bats are largely ubiquitous there is green infrastructure linking the site to the wider landscape. The site contains good foraging habitat. Trees may need to be removed for development which could contain bat roost(s) and no buildings are affected.

Badgers and Hedgehog

Badgers are protected under Schedule 6 of the Wildlife and Countryside Act 1981, and under the Protection of Badgers Act 1992, which prohibits deliberate interference with the animal or its sett. A standard badger survey was undertaken making checks on site and in the immediate site margins. For example, up to 30m+ from site was checked for signs for field signs of Badger (hair, tracks, prints, dropping or latrines). No distinct mammal runs or signs of foraging were discovered. Access to areas of the railway embankment were

limited due to dense Bramble understorey and fly tipping, but no evidence of Badger setts was discovered at the time of survey.

Amphibians

The desktop and field survey exercises indicate no field ponds are located within 500m of the site. There is no aquatic breeding habitat associated with the site itself but foraging, dispersal and hibernating habitat for amphibians is present.

3.1.5 Birds

All birds with only minor exceptions are protected under the Wildlife and Countryside Act (1981), as amended. It is also an offence to disturb birds whilst nesting or displaying breeding behaviour, during the breeding season. Urban birds may use the site such as house sparrow and starling which are birds of conservation concern. The trees on site provide suitable foraging and nesting opportunities for avian species.

3.1.6 Vascular Plants

The Wildlife and Countryside Act 1981 section 13 1(b) affords some wildflowers protection from uprooting. No other IUCN listed, BAP or other notable plants were identified. A no non-native invasive (WCA Schedule 9) vascular plant was found within the site (Japanese Knotweed).

3.1.7 Reptiles

All native reptile species in the UK are protected under law from killing or sale. limited basking habitat is present onsite and refugia in the form of piles of rubble along the northern boundary, however the site is bounded buy two busy roads and the railway to the north limiting access to the site for these species.

3.2. Constraints to the Surveys

The timing of the site visit was optimal for all species and habitats to be identified within the framework of a Phase 1 survey. Access to the northern boundary adjacent to the railway was limited to those areas where the dense Bramble understorey and fly tipping was absent.

4. Summary and Impact

4.1 Summary – Protected habitats

The surveys have confirmed that the site does not support a habitat protected under Section 41 of the Natural Environment and Rural Communities *(NERC)* Act 2006 - Habitats and Species of Principal Importance in England.

Summary - Protected species

No evidence of protected species was recorded on site.

Summary – Protected sites

There are no statutory or non-statutory designated sites within the boundaries of the proposed development.

Impact – General

The development proposal may result in a direct loss of scrub, woodland, and grassland.

Impact - Species

The full extent of protected species that may reside on this site will require confirmation following further surveys as recommended in section 4.2. The following general impacts are considered to apply:

Species	Impact of species of development
Amphibians	No impact.
Badger/hedgehog	Currently no evidence of badger, hedgehog has potential to be present on site.
Bats	Loss of commuting and foraging habitat. The existing trees to be removed may contain bat roosts.
Birds	Loss of foraging habitat and disturbance during the breeding season. The habitats on site may support notable avian species.

Reptiles	Affected habitats onsite have some suitability for reptiles
Grassland	Loss of vascular plant habitat identified on site is likely a low-level impact
Water vole	No impact.

4.2 Recommendations for protected species

4.2.1 Mammals

Bat species

A Ground Level Tree Inspection (GLTA) is required to assess the trees that may be affected for bat roost suitability, further aerial inspections by a suitably qualified climber may be required to examine inaccessible Potential Roost Features (PRFs). Subsequent bat emergence survey may need to be undertaken after inspection of potential features.

Badgers / hedgehog

No evidence of these species was found,. Measures are required to incorporate hedgehog into any proposed development plans.

4.2.2 Amphibians

No impact likely, no further survey effort required.

4.2.3 Avian

A precautionary breeding bird appraisal / survey will be required prior to any tree to removal ascertain the importance of the site to breeding birds at that time and check for presence of active nests to avoid damage and disturbance. This may require hand searching and dawn observations depending upon the time of year.

4.2.4 Vascular Plants

No other further surveys are required for vascular plants.

4.2.5 Reptiles

No further surveys are required for these species.

5. Recommendations, mitigation, enhancement measures

5.1 Recommendations, mitigation, enhancement measures

Mitigation applies to works required to comply with legislation when developing land where protected species reside, or protected habitats are being lost. Enhancement relates to biodiversity improvements often made under the National Planning Policy Framework.

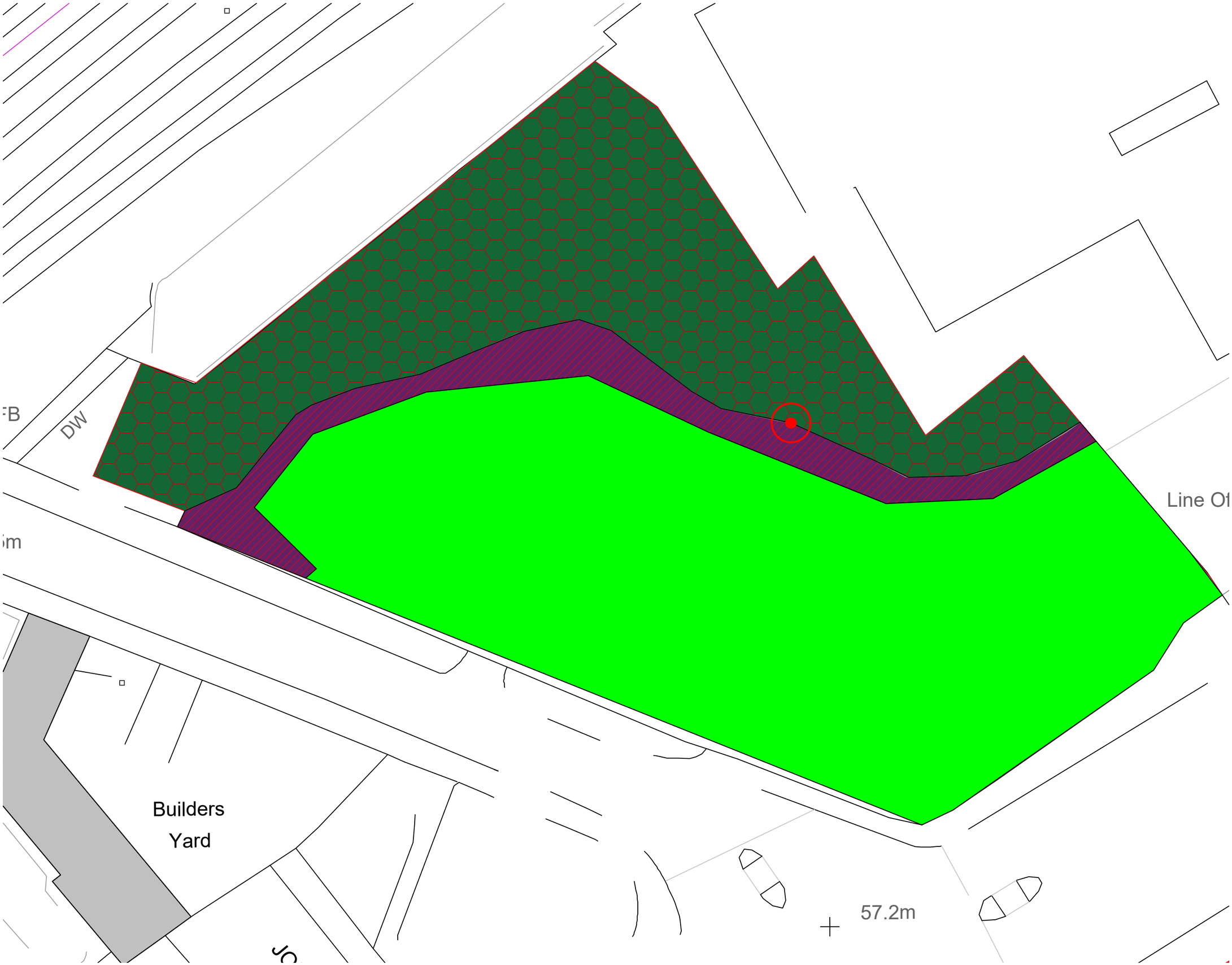
At present there is no evidence of protected species on the site, which could be affected by development. The extent of protected species requires the surveys referred to in section 4.1 and 4.2 to be complete before mitigation can be proposed to support any development. Upon completion of these surveys' mitigation, compensation and enhancement measures can be provided and confirmed.

The provision of a Biodiversity enhancement report and a Biodiversity Net Gain Assessment is considered to apply to the site in accordance with the NPPF guidelines and best practice.

Appendix 1: UK Habitats Survey Map

Appendix 2: Species List

Acer pseudoplatanus
Achillea millefolium
Agrostis capillaris
Anthriscus sylvestris



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Project:
Miles Platting, Manchester, Phase 3, M50 8DR
12720

Detail:
UK Habitat Classification Key - Overview

Drawn By:	Date:	Scale:
PS	07.03.2025	1:400-A0

Drg No:	Revision:
TR-01-Sheet 1	V1

Betula pendula
Bellis perennis
Buddleja davidii
Buxus sempervirens
Chamaenerion angustifolium
Crataegus monogyna
Cynosurus cristatus
Dactylis glomerata
Equisetum arvense
Fraxinus excelsior
Galium aparine
Geranium sp.
Geum urbanum
Hedera helix
Heracleum sphondylium
Ilex aquifolium
Jacobaea vulgaris
Ligustrum ovalifolium
Lolium perenne
Platanus hispanica
Populus spp (hybrid)
Prunus lauroerasus
Prunus sp.
Pteridium aquilinum
Ranunculus bulbosus
Reynoutria japonica
Rubus sp.
Rumex obtusifolius
Salix caprea
Salix fragilis
Sambucus nigra
Selaginella selaginoides
Senecio sp.
Silene dioica
Trifolium repens
Urtica diocia
Veronica agrestis
Veronica sp.
Vica cracca