PRELIMINARY ECOLOGICAL APPRAISAL

CHORLTON HIGH SCHOOL SOUTH
451 MAULDETH ROAD WEST
MANCHESTER
M21 7SX

JUNE 2026

Preliminary Ecological Appraisal

Chorlton High School South
451 Mauldeth Road West
Manchester
M21 7SX

A report for

Prospere Learning Trust

A report by

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1. INTRODUCTION

1.1 INTRODUCTION

PENNINE ecological Glossop Ltd were commissioned by Prospere Learning Trust in May 2026 to undertake a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment (Pennine Ecological, 2026) of the land at Chorlton High School South, Manchester. Figure 1.1 illustrates the approximate red line boundary subject to survey.



Figure 1-1: Red line boundary subject to survey.

1.2 REASON FOR SURVEY

The assessment is required to support the submission of a planning application that will see the construction of an outdoor dining/social area as well as two permeable areas to support table tennis tables.

Refer to Figure 1.2 which illustrates the draft site proposals.

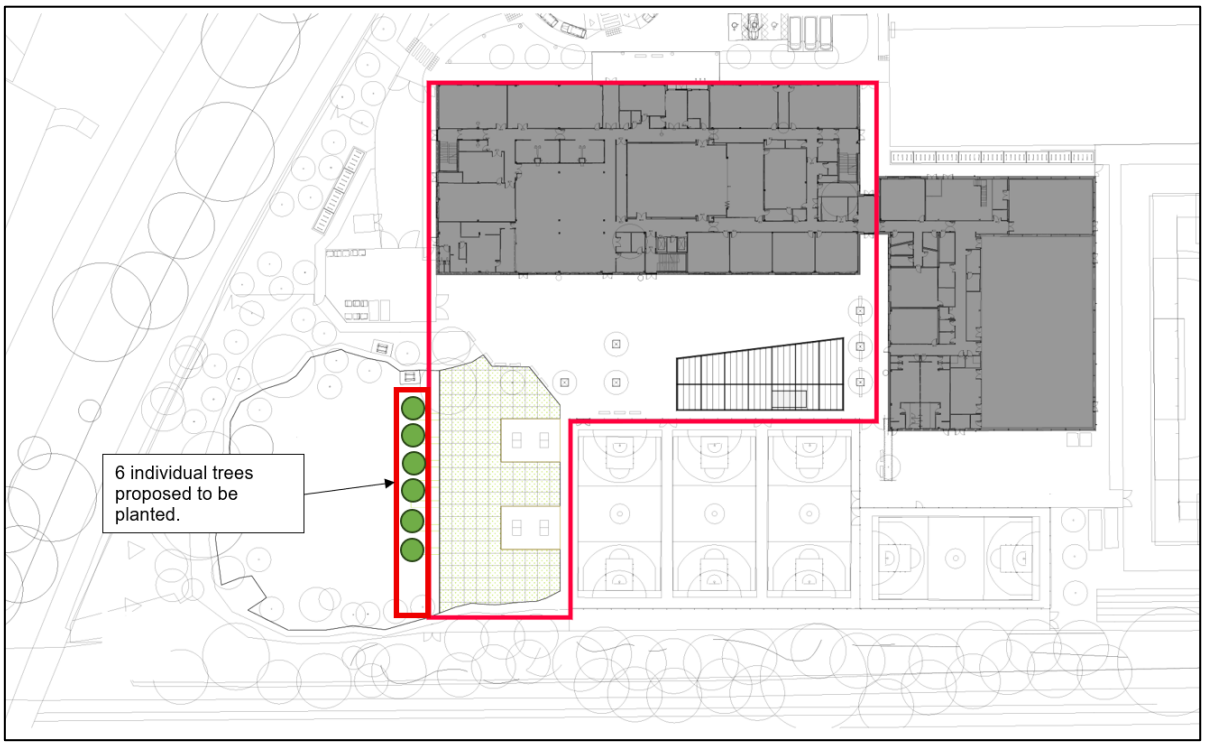


Figure 1-2: Site proposals.

1.3 REPORT STRUCTURE

The study includes the following elements:

- A desk-based search of freely available online ecological information (e.g., Defra's MAGIC mapping tool, Google Earth, Ordnance Survey mapping etc.).
- A UK Habitat Classification field survey.
- Survey of the site to support protected and/or notable species (where applicable) including but not limited to:
    - Badger.
    - All bird species, including Schedule 1 listed species of the Wildlife and Countryside Act 1981 (as amended) (e.g., barn owl, hobby, kingfisher, etc.) and those listed in Birds of Conservation Concern 5 etc. (Stanbury *et al.,* 2021).
    - A Preliminary Roost Assessment for bats (European Protected Species) on all buildings, trees, culverts etc. found within the site (if present).

- All other European Protected Species excluding bats e.g., great crested newt (GCN), otter, dormice, etc.).
- Where relevant, other protected species (e.g., water vole, common toad, brown hare, hedgehog, reptiles, etc.) listed in the Wildlife and Countryside Act 1981 (as amended) and Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006 (DEFRA, 2006).

This report also provides a full evaluation of the ecological significance of the desk based and field survey results and if required, recommendations for further survey and/or precautions when and where appropriate.

With the addition of 'site' value, the site evaluation will be considered within CIEEM's (2018) geographical context which is as follows;

- International and European
- National
- Regional
- Metropolitan, County, vice-county or other local authority-wide area
- River Basin District
- Estuarine system/Coastal cell
- Local and
- Site.

1.4 SITE LOCATION

The site is located along Mauldeth Road West, Manchester, M21 7SX. The site is a high school located in south Manchester. The site is located 2.5km northeast of the M60 motorway. The development area is surrounded by residential estates, the associated playing fields and other school to the west of the site, Chorlton High School, located approximately 250m west of the development area.

The central grid reference for the site is SJ 82905 93384.

2. METHODOLOGY

2.1 SURVEY METHODOLOGY

The methodologies relating to desk-based searches and field surveys undertaken in May and June 2026 are outlined below.

2.1.1 Desk Based Study

(a) MAGIC

The Multi Agency Geographical Information Centre www.magic.gov.uk was referred to in respect of the following;

- Statutory designated sites e.g., Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Areas of Conservation (SACs) etc. within 2km of the site boundary;
- Habitats of Principal Importance listed in Section 41 of the NERC Act (2006) within 500m of the site boundary;
- GCN licence returns within 500m of the site; and
- Granted European Protected Species Licences (EPSL) within 500m of the site.

The latest access to MAGIC was on the 18th of June 2026.

2.1.2 UK Habitat Classification Survey

A UK Habitat Classification (UKHabs) 2.0 survey (UKHab Ltd, 2023) of the habitats within the red line boundary was undertaken on the 19th of May. Weather conditions were suitable for surveying with a temperature of 18°C, calm and light precipitation.

2.1.3 Protected and/or Notable Species Surveys

(a) Badger Survey

A badger survey was undertaken to identify evidence of badger utilising the site. Surveys were undertaken in accordance with '*Surveying Badgers',* Harris *et al*., (1989) and '*Badger*', Roper (2010).

(b) Preliminary Bat Roost Assessment Survey

A daytime survey was conducted in accordance with the methodology outlined in Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn) Collins, J. Bat Conservation Trust (2023).

There was one building within the site's boundary subject to assessment.

All trees within the site's boundary were subject to assessment.

During the survey, the surrounding habitat was also evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

(c) Bird Survey

The site was assessed for its potential to support breeding birds. This included identifying any evidence of current or historic nesting within the site (i.e. within buildings, trees, scrub, hedgerows etc.).

(d) Scoping of Other Protected and Notable Species

Consideration was given to other protected and notable species potentially present within the site. The following species / species groups have been scoped out for further assessment, with reasoning provided below:

- Great Crested Newts – There are no ponds within the site or 250m of the site. The habitats on site are of no value to GCN with the majority of habitats consisting of hard standing. The site is also surrounded by other urban habitats such as main roads, the school buildings and residential estates acting as terrestrial barriers. Given the lack of ponds within 250m of the site and the surrounding terrestrial barriers, it is considered with reasonable certainty that GCN are absent from the site and locally.

- Invertebrates – The site comprises mostly hard standing and modified grassland. This habitat does not comprise the elements indicating elevated site value for invertebrates (Dobson & Fairclough, 2021) and further investigative surveys would be disproportionate for the species likely to be encountered i.e., commonly occurring species. The site is considered highly unlikely to support notable invertebrate assemblages.

- Riparian Mammals – The Chorlton Brook runs approximately 165m west of the site which is culverted and reopens approximately 210m northeast of the site.

The site does not contain any habitats which could support riparian mammals (otter and water vole) and is separated by a main road (Mount Road). Therefore, riparian mammals are considered absent from the site and locally.

- Reptiles – There are no known records of reptiles within 500m of the site. Whilst there are localised areas of suitable habitat on site, the site is isolated from any other suitable reptile habitat in the wider landscape, with a dominance of developed land. Given the limited connectivity to suitable reptile habitat in the wider landscape and lack of reptile records locally, reptiles are considered to be absent from the site.

- Other notable mammals – Whilst it is accepted that species such as hedgehog may potentially be present locally (playing fields east of site), the site is not considered capable of supporting significant populations of any notable mammal species. No observations were recorded during the survey.

These species will not be discussed further in the report.

2.2 SURVEYOR EXPERIENCE

The report has been written by Luke Pilling who is a Qualifying Member of CIEEM. Luke's key skills include;

- Experience of writing technical reports including Preliminary Ecological Appraisals and Biodiversity Net Gain reports.
- Experienced bat surveyor of three years undertaking Preliminary Roost Assessments and dusk emergence surveys.
- Experience in Ecological Clerk of Works.
- Experienced in a wide range of ecological surveys including great crested newts, reptiles, badger, and riparian mammals.

The survey has been undertaken by Stuart Macpherson. Stuart has also reviewed the report. Stuart is an associate member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and has over 15 years' experience in ecological survey and evaluation. Stuarts key skills include;

- Extended Phase 1 Habitat Survey / UKHabs Survey on both small planning applications and Nationally Significant Infrastructure Projects (NSIPs).
- Licensed bat surveyor (2021-10079-CL18-BAT) and Named Ecologists on bat mitigation licences.
- Licensed barn owl surveyor (CL29/0477).
- Licensed great crested newt surveyor (2015-16213-CLS-CLS).
- NPTC qualified tree climber (Units 206 and 306 Tree climbing and Aerial Rescue).

- Proficient field botanist.
- Breeding and wintering bird surveyor on a range of habitats including coastal, farmland and moorland habitats.
- Mammal surveys including badger.
- Riparian corridor and mammal surveys.
- Ecological Evaluation and Impact Assessments in association with large scale infrastructure project.

2.3 SURVEY CONSTRAINTS

The survey was undertaken on 19th May 2026 in suitable weather conditions.

There are considered to be no additional survey constraints, and an appropriate evaluation of the site has been completed.

3. RESULTS

3.1 RESULTS SUMMARY

- There are three locally designated sites within 2000m of the site. The Chorlton Ees & Ivy Green Local Nature Reserve (LNE) is located approximately 1.5km west of the site. The Chorlton Water Park (LNR) and Kenworth Woods (LNR) are located approximately 1.45km south of the site.
- No EPSL within 500m of the site.
- All buildings and trees on site are of negligible suitability for bats.
- No evidence of current or historic bird nesting was recorded on site.
- No evidence or sightings of other protected and/or notable species were recorded within the site.

3.2 DESK BASED STUDY

A summary of the desk study records are provided below.

(a) MAGIC

(i) Statutory Designated Sites

There are no nationally statutory designated sites within 2km of the site.

There are three locally designated sites within 2km of the site. The Chorlton Ees & Ivy Green Local Nature Reserve (LNE) is located approximately 1.5km west of the site. The Chorlton Water Park (LNR) and Kenworth Woods (LNR) are located approximately 1.45km south of the site.

There are no ecological or hydrological connectivity between the local nature reserve and the development site.

(ii) Habitats of Principal Importance listed in Section 41 of the NERC Act (2006)

There are no priority habitats identified within 500m of the site's central point.

(iii) GCN Licence Returns

There are no GCN Licence Returns within 500m of the site's central point.

(iv) Granted European Protected Species Licenses

There are no granted European Protected Species Licences within 500m of the site's central point.

3.3 HABITATS

3.3.1 UK Habitat Classification Survey

The following habitats were recorded within the survey area (refer to Figure 1 – UKHabs Plan – in Appendix A):

- g4 Modified grassland.
- u1b Developed land; sealed surface.
- u1c Artificial unvegetated; unsealed surface.
- N/A Urban tree.

The site is within Chorlton High School South. The survey area included the main school building as well as a tarmac playing surface and an area of amenity grassland used by the students. There were also six small sugar maple trees within the site oversailing the tarmac school yard.

3.4 PROTECTED SPECIES

3.4.1 Badger

(i) Setts

The survey found no setts within the site.

(ii) Foraging Signs and Pathways

No sign of badger activity was found within the site. Therefore, it can be concluded that the species is not using this area for foraging or commuting.

(iii) Boundary Search

All of the boundaries of the site were walked and examined for potential runs, pathways, and latrines. The search found no evidence to suggest badger activity along any of the site boundaries.

The absence of any activity signs indicates that badgers are not entering the site. The absence of latrines indicates a lack of territorial activity in the near vicinity of the site.

3.4.2 Bats

(i) Preliminary Roost Assessment

There was one building within the survey area that was subject to assessment. The building is a three storey school building measuring 35m x 75m at its widest and longest points and a height of approximately 10 – 12m. the buildings appears to have been constructed between 2020 and 2021 and is in overall good structural condition.

The school building is constructed from red brick in a stretcher bond pattern at the ground level while the first and second floor is constructed from composite cladding panels. The external walls were in good condition with no gaps or cavities identified throughout the building. The building also has no exposed fascias and appears to be flush with the cladding across all elevations.

The building has a flat roof and no loft space. There is a suspended ceiling used to run cables and pipes through.

Overall, the building is considered to be of **'negligible'** suitability for bats.

All trees within the site were assessed for their suitability for bats. All trees were young and no inverts or cavities identified within any of the trees on site.

Overall, the trees on site are considered to be of **'negligible'** suitability for bats.

(ii) Bat Habitat Suitability

Foraging opportunities within the site itself are low with urban and modified habitats comprising the habitats within the survey area. The wider landscape offers more suitable habitats with trees bordering the Chorlton brook corridors approximately 165m north and playing fields east of the site which support dense woodland along the Red Lion Brook north of the fields.

Overall, the habitat associated with the site is considered to be of '**low**' suitability for bats

3.4.3 Birds

No evidence of bird nesting was recorded during the survey.

Bird activity within the site and locally was low with the following bird species heard or seen within or adjacent to the site.

The site itself has no opportunities for breeding birds with the only trees on site being small decorative sugar maples that lie within the school yard.

Overall, the habitat associated with the site is considered to be of 'low' suitability for birds.

4. ECOLOGICAL EVALUATION

The following section discusses the significance of the survey findings. It should be noted that this part of the evaluation relates to habitats and species and includes reference to the following statutory/non-statutory instruments.

- The Wildlife and Countryside Act 1981 (and later amendments), with particular reference to protected species listed in Schedules 1, 5 and 8 of the above act.
- Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- Section 41 Habitats of Principal Importance in England as listed in the Natural Environment and Rural Communities (NERC) Act 2006.
- Reference to any relevant Red Data List/Book species and Nationally Scarce species not covered by the above or any other lists / schedules of species rarity or importance.

The evaluation is based on the commissioned surveys and desk study only.

The following statements are relevant in respect of the above.

4.1 DESK STUDY

4.1.1 MAGIC

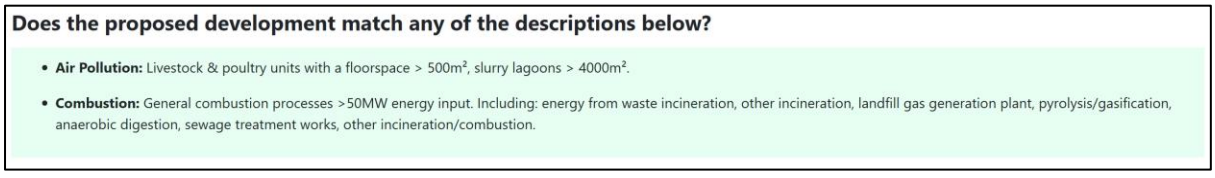
(i) Statutory Designated Sites

There are no nationally statutory designated sites within 2km of the site.

There are three locally designated sites within 2km of the site. The Chorlton Ees & Ivy Green Local Nature Reserve (LNE) is located approximately 1.5km west of the site. The Chorlton Water Park (LNR) and Kenworth Woods (LNR) are located approximately 1.45km south of the site.

The site does lie within several Impact Risk Zones. The Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ's) has been reviewed (see Figure 4.1 below).

Figure 4.1: IRZ summary for proposal site



(ii) Habitats of Principal Importance listed in Section 41 of the NERC Act 2006

There are no confirmed S41 habitats or species within the survey area.

4.1.2 Nationally Scarce/County Red Data List Species

There are no Nationally Scarce/County Red Data list plant species on the site

4.2 HABITATS

The existing habitats on site are of very low to medium distinctiveness (in accordance with the BNG metric calculation tool). The site comprised habitats of limited ecological value. The loss of habitats as a result of the proposals are evaluated at site value only.

4.3 PROTECTED SPECIES

4.3.1 Badger

No evidence of badger activity was found within the site or the wider area during the survey.

It is concluded that badger are absent on site and locally.

4.3.2 Bats

The sites current state is of no value to roosting or foraging bats.

Based on the size of the site and habitats present within the site, the value of the site for bats does not exceed 'site' ecological value.

Due to the scale and nature of the proposals, impacts to bats are not anticipated to extend beyond the land directly affected by the proposals.

4.3.3 Birds

No evidence of current or historic bird nesting was recorded on site.

Based on the sites size and habitats present, the value of the site for breeding birds does not exceed ‘site’ ecological value.

Due to the scale and nature of the proposals, impacts are not anticipated to extend beyond the land directly affected by the proposals.

5. RECOMMENDATIONS

The following section outlines any mitigation or precautions required in respect of the survey findings.

5.1 DESK STUDY

5.1.1 Statutory Designated Sites

No further assessments or precautions are required.

5.2 HABITATS

Appropriate habitat enhancement and creation measures will be required to compensate the loss of any habitat which is of low distinctiveness or higher. The compensation measures will need to ensure there is a measurable 10% net gain overall.

It is recommended that a Statutory Biodiversity Metric Calculation is completed to support this application due to the anticipated loss of modified grassland (low distinctiveness).

5.3 PROTECTED SPECIES

5.3.1 Badger

There are no requirements for any further surveys or assessment.

5.3.2 Bats

There are no requirements for any further surveys or assessment.

5.3.3 Birds

No strategic bird surveys are required.

REFERENCES

Buglife (2015) Good planning practice for invertebrates: information sheets on surveys and mitigation

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn) Bat Conservation Trust.

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Harris, S., Creswell, P. & Jefferies, D. (1989) Surveying Badgers. The Mammal Society.

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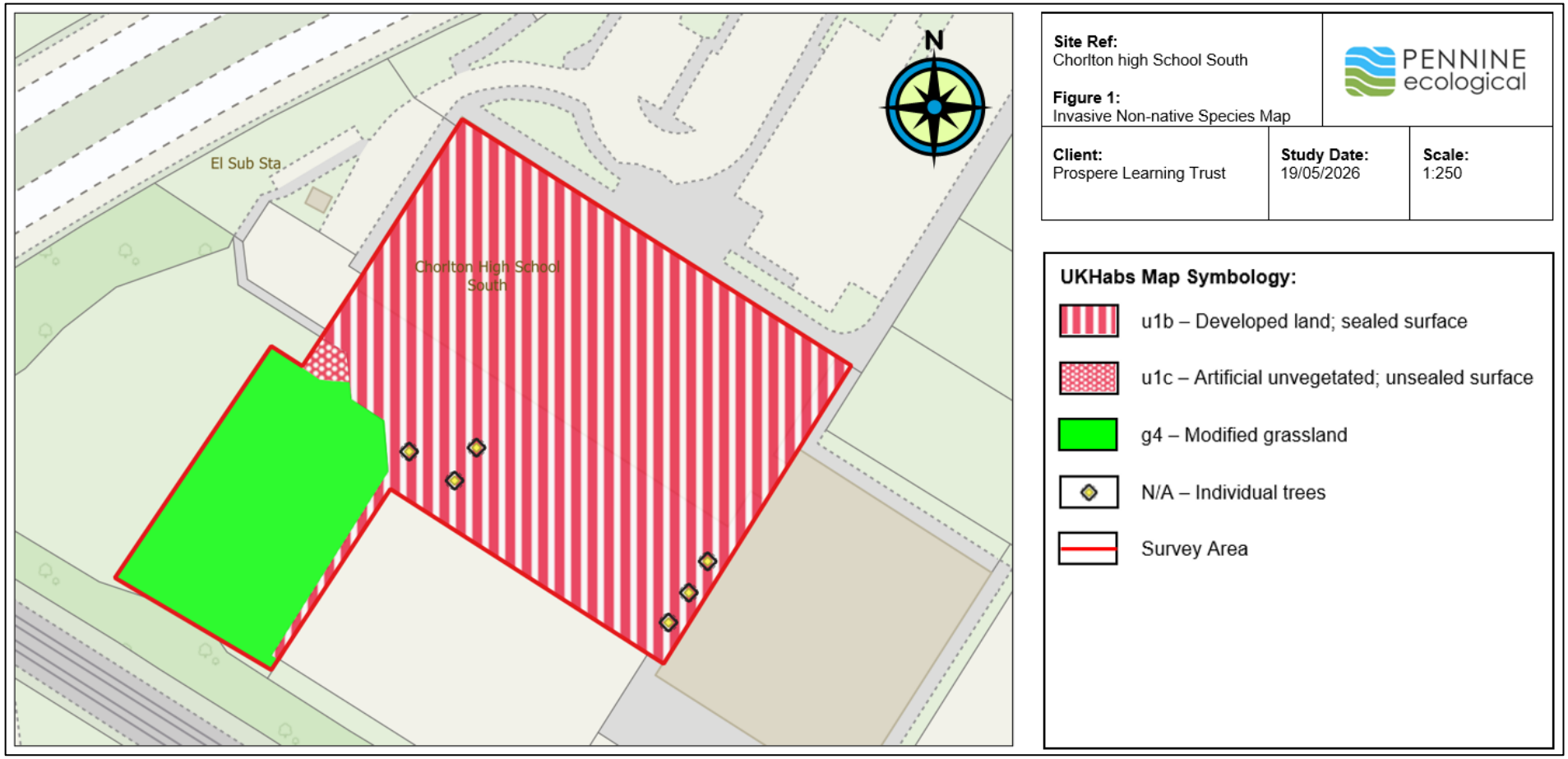
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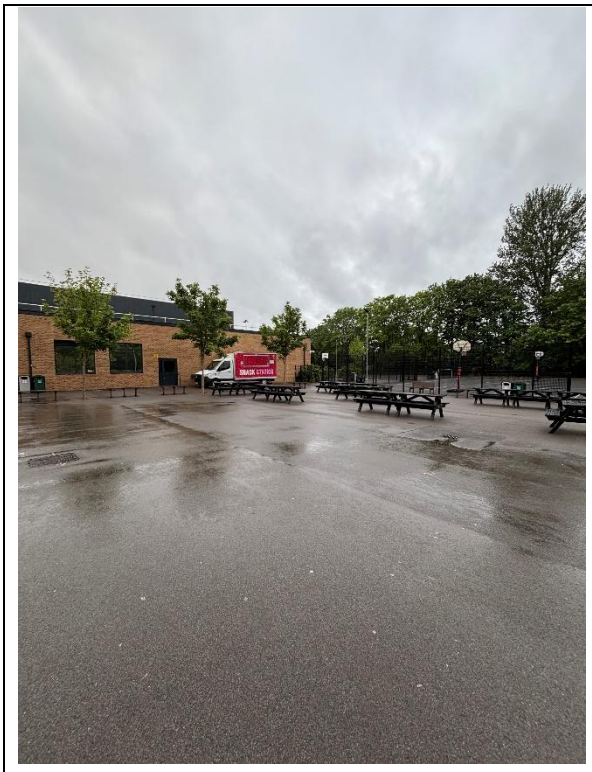
UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org)

Appendix A - Figures

Figure 1: UKHabs Baseline Map – (Pennine Ecological, June 2026).



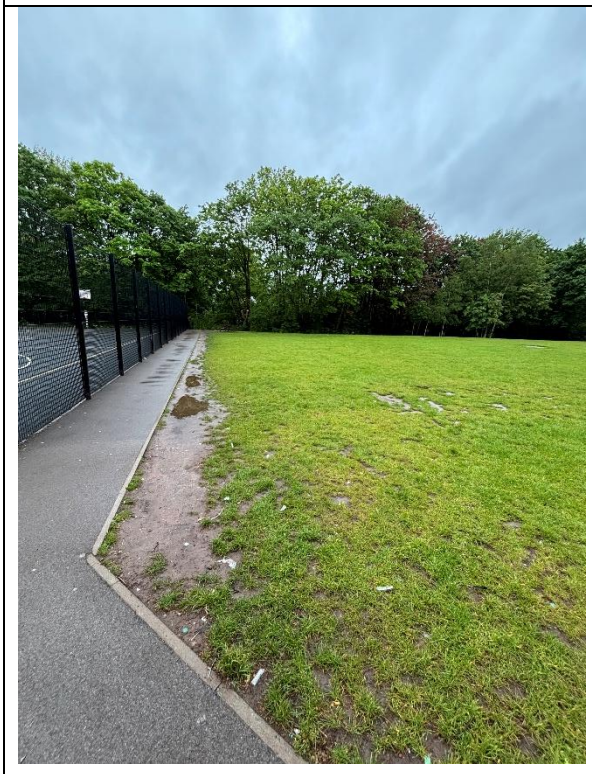
Appendix B – Photographs 19th of May 2026



Photograph 1: View of the hard standing school yard.



Photograph 2: View of the hard standing school yard.



Photograph 3: View of the poor condition modified grassland used by students.



Photograph 4: View of the poor condition modified grassland used by students.



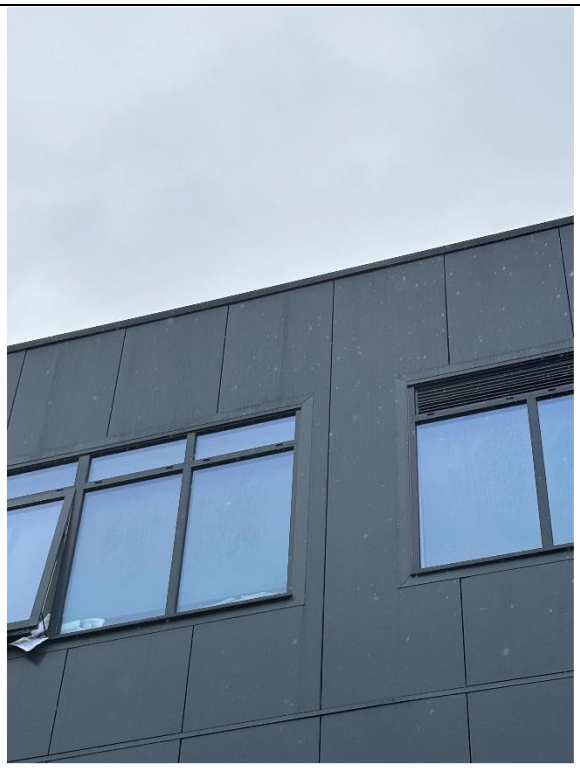
Photograph 5: View of the north facing elevation of the school building.



Photograph 6: View of the northwestern corner of the school building.



Photograph 7: View of the south facing elevation of the school.



Photograph 8: View of the cladding in good condition with flush fixings.

Appendix C – Habitat Condition Assessment Sheets

Provided as a separate excel file.