02/06/2026

PRELIMINARY ECOLOGICAL APPRAISAL YEW TREE LANE MANCHESTER M23 0EE

TREESURE

[redacted]

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1. Executive Summary

1.1 The site was surveyed on 8th May 2026. The proposal is for outline planning for the redevelopment of the site.

1.2 This report details results from the desk study and biological records search for notable and protected species (1km), as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data as to current site conditions and where appropriate allows recommendations to be made in respect of further potential work in order to satisfy current wildlife legislation.

1.3 There are no statutory sites on or adjacent to the site. There are five statutory sites within 10km including Cotteril Clough SSI (6.7km south) Brookheys Covert SSI (7.25km west) Dunham Park SSSI (7.9km SW) Rostherne Mere SSSI (9.22 km SW) and Lindow Common SSI (9.43 km S)The closest non statutory is Nan Nook Wood Local Wildlife Site located 883m south of the site.

1.4 The proposals will have no adverse effect on statutory or non-statutory designated sites.

1.5 Further surveys necessary and key recommendations are recommended in Section 8 Conclusions and Recommendations.

1.6 Biodiversity Enhancements and Recommendations are provided in Section 8 and if adopted, would ensure adverse impacts to biodiversity are avoided and positive impacts are included that could enhance the development and to ensure it is managed in line with legislation protecting habitats and species.

2. Introduction

2.1 Background

This report provides the results of ecological surveys that were carried out. The central grid reference is SJ8153290672. The purpose of the survey was to identify habitats present within the site and to assess the ecological status and value of these habitats including their potential to support protected species in accordance with CIEEM 2017 guidelines.

2.2 Aims

The aims of this ecological assessment were:

- To provide clear advice to the client and the Local Planning Authority on the nature conservation value of the site and surrounding area.
- To confirm the presence or absence of protected species, such as badgers, bats, great crested newts, otter, etc. within the proposed development site.
- To enable the client to comply with legislation afforded to protected sites and species.
- To make nature conservation recommendations.

2.3 Site Description

The site is located adjacent to Yew Tree Lane. The location is predominantly urban with housing, gardens and main roads. The habitats within the red line boundary are buildings, developed land sealed surface, urban trees, hedgerow, ornamental shrubs and modified grassland.



Plate 1. Aerial view of site.

2.4 Scope and Limitations of the Report

2.5 The scope of the survey includes a walkover field survey to identify habitats and their associated species and to assess the potential of the habitats to support protected or otherwise notable plant and animal species.

2.6 Any legal descriptions or information given are understood to be accurate.

2.7 No responsibility is assumed for legal matters that may arise from this report, and the consultant shall not be required to give testimony or to attend court unless subsequent contractual arrangements are made.

2.8 Any alteration or deletion from this report will invalidate it as a whole.

2.9 The optimum season for undertaking Habitat Surveys is April until September (inclusive). Due to seasonal behaviour of animals and the seasonal growth patterns of plants, ecological surveys may be limited by the time of year in which they are undertaken.

2.10 Although the habitat survey map has been produced with the intention of indicating and classifying the occurrence of semi natural habitats, it is not to be regarded as a definitive representation of the conservation value or interest of any piece of land. In particular the absence of any symbol should not be taken as denoting a lack of conservation value.

3. Legislation

3.1 National Planning Policy Framework

National Planning Policy is set out by the National Planning Policy Framework (NPPF 2024) combined with the guidance document Planning for Biodiversity and Geological Conservation: A Guide to Good Practice" (ODPM 2005).

References to biodiversity net gain in the NPPF support the delivery of biodiversity net gain through sustainable development.

Key NPPF Biodiversity Principles:

Biodiversity Net Gain (BNG): A mandatory requirement for most developments, ensuring a 10% uplift in biodiversity units (habitat value) compared to pre-development, achieved by following a hierarchy: on-site enhancement, on-site creation, off-site creation/enhancement, or statutory credit purchase as a last resort.

Protecting Key Sites: Plans must identify and safeguard important wildlife areas, ecological networks, corridors, and Local Wildlife Sites (undesignated).

Local Nature Recovery Strategies (LNRS): Plans must align with LNRS, which map areas for habitat management, restoration, and creation, ensuring development supports these local nature goals.

Environmental Objective: The NPPF sets an objective to "improve biodiversity" as part of sustainable development, making it a core consideration for planning decisions.

3.2 Wildlife and Countryside Act

The Wildlife and Countryside Act 1981 gives protection to native species (especially those at threat), controls the release of non-native species, enhances the protection of SSSIs and builds upon the rights of way rules in the National Parks and Access to the Countryside Act 1949. The Act is split into 4 parts covering 74 sections, it also includes 17 schedules. The legislation has strength; few amendments have been made to it, and it has acted as a foundation for later legislation to build upon. Protected species are listed under Schedule 1 (birds), Schedule 8 (plants) and Schedule 5 (animals other than birds and invertebrates. These Schedules are subject to a rolling review on a five yearly basis.

3.3 Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities (NERC) Act came into force on 1st Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England and draws upon the UK BAP List of Priority Species and Habitats.

3.4 Countryside and Rights of Way Act 2000

The importance of biodiversity conservation is given a statutory basis, requiring government departments to have regard for biodiversity in carrying out its functions, and to take positive steps to further the conservation of listed species and habitats. Local Authorities have a statutory duty to further the conservation and enhancement of SSSI both in carrying out their operations, and in exercising their decision making functions.

3.5 Statutory Sites and Non- Statutory Sites

All Statutory Sites are protected by national legislation and there are further obligations placed on the UK Government to protect sites of international importance. This is reflected in the policies concerning these sites

Local designated sites 'Local Wildlife Sites' make an important contribution to ecological networks. These systems vary considerably in terms of size (both the administrative area they cover and the number of sites selected) and cover contrasting landscapes in coastal, rural and urban situations.

3.6 Manchester City Council's biodiversity strategy is driven by the Manchester Biodiversity Strategy and Action Plan 2022–2030 and the emerging Draft Manchester Local Plan. These policies mandate a 10% mandatory Biodiversity Net Gain (BNG) on new developments and align with regional nature recovery strategies.

Core Biodiversity Policies & Frameworks

Draft Policy EN4 (Biodiversity and Geodiversity): Protects a hierarchy of internationally, nationally, and locally designated sites. Development must avoid high-value environmental land and support the Greater Manchester Local Nature Recovery Strategy (GMLNRS).

Draft Policy EN5 (Biodiversity Net Gain): Mandates a 10% uplift in biodiversity for new developments. On-site provision is prioritized, though criteria for off-site contributions exist. All off-site units must be monitored for 30 years.

Biodiversity Duty Report: Under the Environment Act 2021, the council tracks all conservation actions and commitments made to protect local nature.

3.7 The Protection of Badgers Act 1992

Badgers Act 1992 protects badgers and their setts. Offences under the act include killing, injuring or taking a badger, or to damage or interfere with a sett unless a licence is obtained from the relevant statutory authority.

4. Survey Methodology

4.1 Desk Study

A standard desk study was carried out within a 10km radius of the site using the Multi Agency Geographical Information for the Countryside (MAGIC) website (www.magic.gov.uk) to identify and evaluate proximity of all statutory sites for nature conservation. Biological records and Local Wildlife Site information within 1km radius surrounding the proposed site were requested from Greater Manchester Ecology Unit.

4.2 Field Study

A Habitat Survey was undertaken to JNCC standards. Each habitat was assigned a UK Habitat Type. In summary this comprised a 'walkover' throughout the site area and recording the habitat types and boundary features present. An ecological scoping survey was also carried out where habitats within the site and immediate surroundings were assessed for their suitability to support protected species/BAP species and other species of conservation importance that could pose planning constraints.

It should, however, be noted that this survey serves as a single visit representing a 'snap-shot in time' whereby only the species present at the time of survey were recorded.

4.3 The survey was carried out by Caroline Smallthwaite an Ecologist with over ten years' experience in ecology and conservation. She holds a Master's degree in Biological Recording, is a full member of CIEEM (MCIEEM) and the Honorary Planning Officer for Wirral Wildlife Trust (Wirral branch of Cheshire Wildlife Trust).

4.4 Caroline was assisted by Guy Smallthwaite – BA (Hons) FdSc, M Arbor A, trained to British Standard 8596 in surveying for bats in trees and woodland and with over seven years' experience undertaking ecology surveys.

The site was surveyed on the 8th of May 2026. Weather was 14 degrees Celsius with 20 percent cloud cover with good visibility.

5. Results

Desk Study

5.1 There are no statutory sites on or adjacent to the site. There are five statutory sites within 10km including Cotteril Clough SSI (6.7km south) Brookheys Covert SSI (7.25km west) Dunham Park SSSI (7.9km SW) Rostherne Mere SSSI (9,22 km SW) and Lindow Common SSI (9.43 km S)The closest non statutory is Nan Nook Wood Local Wildlife Site located 883m south of the site.

Local Biodiversity Action Plan for Habitats

The list below details the habitat types included on the Greater Manchester Biodiversity Action Plan. The UK BAP Status denotes whether each habitat is currently included on the UK List of Priority Species and Habitats. Those habitats not included on the UK list are referred to as local habitats.

Table 1 Habitat Types

Habitats	UK BAP Status
Hedgerows	National and Local
Ancient Semi/Natural Woodland • Wet Woodland • Lowland Mixed Deciduous Woodland	National and Local
Canals	Local
Fen, Marsh and Swamp • Purple Moor Grass and Rush Pasture • Lowland Fens • Reedbeds	National and Local
Heathland • Lowland Heathland • Upland Heathland	National
Lowland Mosslands	Local
Wood-Pasture and Parkland	National
Meres • Mesotrophic lakes • Eutrophic standing waters	National
Mudflats	National

Habitats	UK BAP Status
Peatland • Lowland Raised Bog • Blanket Bog National Ponds	National
Ponds and Lodges	Local
Unimproved grassland • Lowland Dry Acid Grassland • Lowland Calcareous Grassland • Upland Calcareous Grassland • Lowland Meadows	National and Local

6. Habitats

Table 2 Baseline Information and Habitat Descriptions

Habitat	UK Hab Code	Area (ha)	Condition	Description
Modified Grassland	g4	0.1438 ha	Poor	Dominated by perennial ryegrass *Lolium perenne* with frequent Yorkshire fog *Holcus lanatus*, and occasional forbs such as creeping buttercup *Ranunculus repens* and daisy *Bellis perennis*.
Buildings	u1b5	0.0952 ha	NA	NA
Developed land sealed surface	u1b	0.1269 ha	NA	NA
Introduced Shrub	u187	0.00142	NA	Tutsan *Hypericum perforatum* Choisya *Choisya ternata* and *Euonymus*.
Hedgerow	h2b	0.0515 km	Good	Predominantly holly *Ilex aquifolium*

Habitat	UK Hab Code	Area (ha)	Condition	Description
Scattered trees trees (19)	g4 (32)		Assessed individually	Predominantly sycamore *Acer pseudoplatanus*

Table 3 Species Protected and Priority

Species/Species Group	No. Records	Proximity
Bats Common Pipistrelle, Soprano Pipistrelle and Noctule.	154	Within 1Km
European Hedgehog	86	Within 1Km
Bullfinch	32	Within 1Km
House Sparrow	86	Within 1Km (and on site)
Grasshopper Warbler	4	Within 1Km
Dunnock	104	Within 1Km (and on site)
Reed Bunting	3	Within 1Km
Song thrush	82	Within 1Km
Starling	100	Within 1Km
White Ermine	2	Within 1Km
Cinnabar Moth	1	Within 1Km

7. Protected and Notable species

7.0 Badger

Badgers and their setts are comprehensively protected by the Protection of Badgers Act 1992. No badger setts were recorded on site. Signs of badger presence were searched for including snuffle holes, runs, tracks, latrine pits, hairs, however no evidence was found. However, badgers are known to commute/forage within the wider area.

The proposal is unlikely to directly affect badgers but there may be badgers in the wider landscape that may use the site for foraging, therefore, there is a risk of harm to badgers during construction activities. The recommendations in Section 8 should be adhered to.

7.1 Bats

In England and Wales, bats are protected by the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010).

The buildings are to be demolished which could directly impact upon bats, if present.

A Preliminary Roost Assessment should bbr undertaken as there may be potential for the buildings to be used by bats as well as nesting birds. It is established under Defra circular 08/2006 that the presence of a protected species is a material consideration within the planning decision process and that Planning Authorities have a duty under Section 41 of the NERC Act 2006 to have confidence in undertaking duties within the decision process that no detriment to biodiversity is incurred. The survey should be completed, together with any further surveys as dictated by the findings of the PRA, and reported prior to determination as per the guidelines in Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists.Good Practice Guidelines (4 th Edn).

7.2 Birds

The Local Records search returned over 200 records within the 1km buffer. The records include Section 41 'Priority' species including, bullfinch *Pyrrhula pyrrhula*, dunnock *Prunella modularis*, reed bunting *Emberiza schoeniclus*, house sparrow *Passer domesticus*, songthrush *Turdus philomelos* and starling *Sturnus vulgaris*. House sparrow and dunnock were recorded on site and therefore, recommendations for biodiversity enhancements for these species have been included in Section 8.

The trees and scrub within the site boundary may provide habitat for nesting birds. All breeding birds are protected, any vegetation clearance should take place outside the

bird breeding season (1st March until 31st August) unless inspected immediately beforehand by a competent ecologist and found to be free of active nests.

7.3 Barn owl

Barn owls receive special protection under Schedule 1 of the Wildlife & Countryside Act, 1981 (as amended). In addition to the protection afforded to all wild birds under Section 1 of the Act, species listed on Schedule 1 also receive special legal protection when breeding, making it an offence to intentionally or recklessly disturb any wild barn owl whilst it is at or near a nest containing eggs or young, or disturb the dependent young of such a bird. Barn owls nest and roost in buildings and within deep cavities in trees, and will readily utilise nest boxes where available.

The trees on site lack the cavity space required for barn owls.

7.4 Reptiles

Native, widespread reptile species (common lizard, adder, grass snake and slow worm) are partially protected under the Wildlife and Countryside Act 1981 (as amended. All native reptiles are also listed as SPI in accordance with Section 41 of the NERC Act 2006. The habitats on site and the wider landscape do not offer suitability for reptiles

7.5 Amphibians

Great crested newts (GCN) are afforded full protection under the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species' Regulation 2010. There are no ponds within the site boundary or in close proximity to the site (with 500m) therefore, impacts on great crested newts are unlikely.

There is potential for other amphibians including frogs and toads to be present on site. Therefore, a Working Method Statement should be applied outlining key reasonable avoidance measures (RAMS) to effectively safeguard any amphibians (see Section 8).

7.6 Hedgehog

Hedgehog is a UK BAP Priority species and is listed on Section 41 of the Natural

Environment & Rural Communities (NERC) Act, 2006.

The site was considered to offer suitable foraging and shelter habitat for hedgehogs. In addition, 86 records were returned for hedgehog within 1km

Hedgehog 'summer' nests, 'breeding' nests and winter hibernacula are all vulnerable to disturbance during demolition and construction work. A RAMS should be adhered to when work is undertaken (see Section 8 for specific recommendation).

7.6 Invasive Non Native Species

Three-cornered garlic *Allium triquetum* was recorded on site (see Target Note 1*)* it is listed on Schedule 9 of the Wildlife and Countryside Act 1981 in England, Wales, and Scotland. This legally classifies it as an invasive non-native species. Recommendations are provided in Section 8.

7.7 No other protected or LBAP species were observed during the site visit.

8. Conclusions and Recommendations

8.1 In line with the National Planning Policy Framework (NPPF) in aiming to achieve sustainable development and the obligations on public bodies to conserve and enhance biodiversity as required by the Natural Environment and Rural Communities (NERC) Act 2006, it is advised that the following recommendations and biodiversity enhancements are implemented.

8.2 Land take and vegetation clearance required as part of the Proposed Development may impact retained and adjacent habitats which could be vulnerable to impacts during construction / operation such as damage to tree roots, changes in air quality and changes in water quality from runoff, therefore the following recommendations should be adhered to:

8.3 General environmental protection measures should be implemented during the construction phase of the proposed scheme. The following general measures are recommended to prevent ecological impacts:

- Chemicals and fuels must be stored in secure containers, and located away from drains, watercourses or water bodies [remove 'watercourses or waterbodies' where not on or near Site]. Spill kits must be available;
- Excavations must be covered or securely fenced (with no potential access points beneath fencing) when the Site is closed (e.g. overnight), or ramps included, to prevent entrapment of animals;
- Retained trees must be protected in accordance with BS5837:2012;
- Habitats to be retained should be protected by fencing with clear signage throughout works;
- Biosecurity measures should be in place;
- Noise and vibration must be controlled and kept to the minimum necessary; and
- Lighting used for construction must be switched-off when not in use and positioned so as not to spill on to adjacent land or retained vegetation within the Site.

Hedgehog

8.4 Hedgehog may be present within the site boundary. Unavoidable activities, such as vegetation clearance in habitats which may support hedgehog, should be preceded by a pre-clearance vegetation check prior to clearance activities.

A programme of Reasonable Avoidance Measures (RAMS) should be undertaken for terrestrial mammals and carried out at the site during development. These should include:

- Construction materials should be stored in a secure manner to prevent hedgehogs from resting inside or amongst them.
- Limiting working hours to daylight
- Carrying out morning checks for any terrestrial mammals
- Backfilling excavations

- Not leaving equipment and any general construction aggregates near the development area. They should be located on bare ground away from any habitat.
- Means of escape for all mammals (sloping boards).

Hedgehog Highway

A 13cm x 13cm (approximately 5 x 5 inches) passage or hole in any panel fencing is recommended and sufficient size to create a "hedgehog highway" for hedgehogs to pass through.

8.6 Amphibians

Reasonable avoidance measures

- All contractors to be aware of the possible presence of amphibians and what they look like, and that in the event of one being found, work must stop while it is moved to safety and ecological advice sought.
- Trenches and other excavations should be backfilled before nightfall. If this is not possible, ramps must be left to allow all wildlife to easily exit. Avoid burning or machine removal of any potential hibernacula (wood piles, debris etc.) without a thorough hand search for amphibians, reptiles and hedgehogs. All debris, rubble etc. collected during site clearance should be placed directly into skips or removed from the site immediately to avoid it becoming used as refugia by amphibians.
- Any grassed areas adjacent to the development area should be maintained at a height of 10-15cm or below and kept short prior to and throughout the development period by mowing. This will discourage wildlife from entering this area of the site and to discourage amphibians and reptiles taking refuge within the development site.
- All new building materials should be stored on pallets or in bags to prevent them becoming used by terrestrial newts, amphibians and reptiles. Keep the site tidy and any vehicles/machinery on the ground must be minimised by

undertaking work from hardstanding or agreed areas only. No potential refuge features should be removed, as these may be used by hibernating amphibians.

- All litter to be cleared at the end of each day. Plastic bottles and metal cans are particularly dangerous to wildlife and may trap newts. Injuring a great crested newt is a criminal offence
- Suitable plans to be made to deal with any pollution incident e.g. a petrol leak.

8.7 Nesting Birds

Any tree or shrub removal or demolition should take place outside the bird breeding season (1st March until 31st August) unless inspected immediately beforehand by a competent ecologist and found to be free of active nests. For works undertaken within the breeding bird season, the areas of vegetation, should be checked by a professional Ecologist for nesting birds within 48 hours or less prior to works commencing. Where / if active nests are located by the Ecologist, then any works which may affect them would have to be delayed until the young have fledged, this can be aided, for example, via implementation of appropriate buffer zone(s) around the nest site (typically 5 – 10 metres) in which no disturbance is permitted until the nest is no longer in use and confirmed by the ecologist.

8.8 Invasive and Non-Native Species

Three-cornered garlic is listed on Schedule 9 of the Wildlife and Countryside Act 1981 in England, Wales, and Scotland. This legally classifies it as an invasive non-native species.

Any contractors undertaking clearance should have a valid Environment Agency Waste Carriers, Brokers and Dealers registration. They will need to transport it to a licensed landfill site capable of handling controlled plant waste.

8.9 **Lighting**

The Institution of Lighting Professionals (ILP) has launched the latest practical guidance on considering the impact upon bats when designing lighting schemes. Artificial Light at Night (ALAN) is increasing, estimated to have risen over 49% in the last 30 years. This has negative impacts on bats, other wildlife and people as well as wasting energy. While recognising the importance of ALAN, it is also essential that we use it responsibly to reduce or mitigate the negative impacts it can have. All exterior lighting should follow the guidance of the Guidance Note GN08/23 Bats and Artificial Lighting At Night (2023)

8. 10 **Biodiversity enhancements**: It is recommended that the landscape planting within any future development is comprised of native species and species known to be of value for the attraction of wildlife. Suitable trees species could include Rowan *Sorbus aucuparia*. Cherry *Prunus avium*, silver birch *Betula pendula*, hawthorn *Crataegus monogyna* and oak *Quercus robur*.

The understorey and ground cover planting design should be prepared to optimise the site with a species-rich mix of native grassland species of local provenance to attract invertebrates such as feeding bumblebees and butterflies. Other measures such as hedgehog nesting boxes, bug boxes, bird boxes and solitary bee houses could also be incorporated within the landscape design to provide a net gain for biodiversity. Bird and bat boxes should be incorporated into the design of the house and suitable boxes could also be located in some of the more mature trees on site. Suitable examples of integral roosting provision include Schwegler 1FR tubes or habitat bat boxes.



Plate 2, 3,4 and 5. House Sparrow terrace nest box, bat box bee and bug biome and hedgehog nesting box (RSPB online shop).

Biodiversity Net Gain

Under the legislative framework implemented by the Environment Act 2021 most developments granted planning permission under the Town and Country Planning Act will be subject to the biodiversity gain condition, requiring them to achieve 10% Biodiversity Net Gain (BNG) for replaceable habitats, as measured using the Defra Biodiversity Metric. The Proposed Development will be subject to the mandatory BNG requirement. Therefore, the Proposed Development will need to be designed to achieve BNG opportunities for enhancement), and assessments using the Biodiversity Metric Tool 4.0 will be required to demonstrate the outcome (see Biodiversity Net Gain Report).

9. References

CIEEM. (2013). Guidelines for Preliminary Ecological Appraisal.

JNCC. (2010). Handbook for Phase 1 Habitat Survey

Stace, C.A. (2010) New Flora of the British Isles, 3rd Edition.

CIEEM, IEMA & CIRIA (2019) Biodiversity Net Gain: Good Practice Principles for Development.

Natural England (2022) Biodiversity Metric 4.0 (herein referred to as the Metric), following the methodology set out within the Metric 4.0 User Guide and Technical Supplement.

British Standard 8683 Process for designing and implementing Biodiversity Net Gain – Specification (2021)

CIEEM (2021) Biodiversity Net Gain Reporting and Audit Templates

Hedgehogs and Development (2022). British Hedgehog Preservation Society. https://www.hedgehogstreet.org/wp-content/uploads/2022/08/PTES-BHPS-Hedgehogs-and-development-guide-2022.pdf

Appendix 1: Plates



Plate 1. Modified grassland.



Plate 2. Hedgerow on the south boundary.



Plate 3. Developed land sealed surface



Plate 4. Building



Plate 5. Urban/Scattered trees

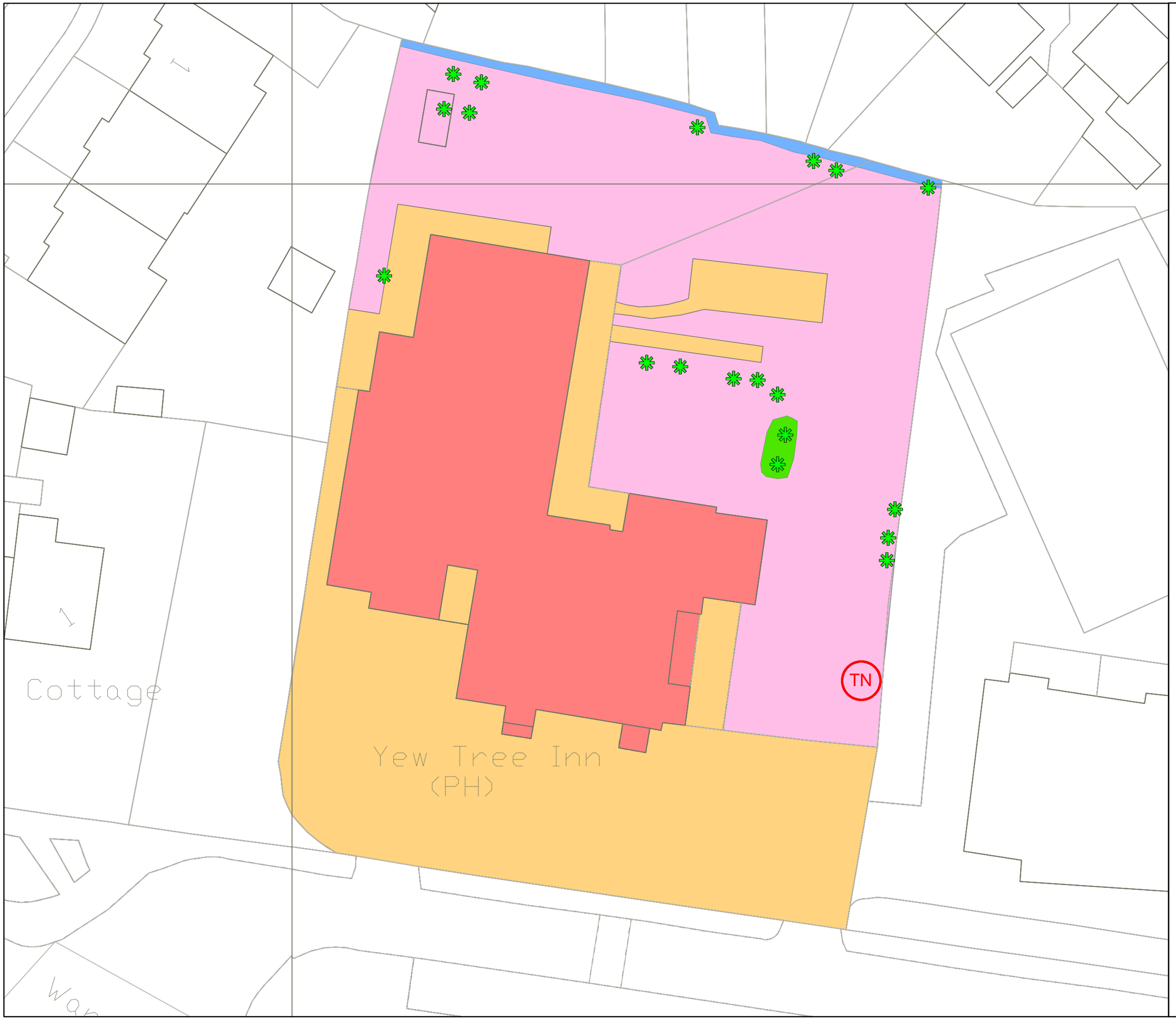


Plate 6 Ornamental Shrubs



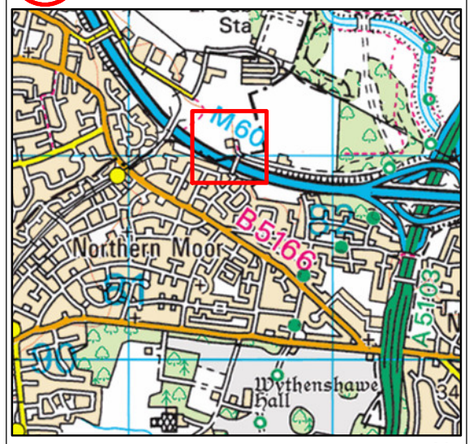
Plate 7. Three cornered leek – Schedule 9 species

Appendix 2: UK Habitat Plan/Baseline BNG Plan



Key

- Trees
- u1b5 - Buildings
- g4 - Modified grassland
- u1b - Developed land sealed surface
- u187 - Introduced shrubs
- h2 - Native hedgerow
- TN Target Note



Scale: 1:320 @ A3 Scale

TREESURE

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Onsite Baseline Plan

Yew Tree Inn, Wythenshawe, Manchester, M23 0FF

Drawing No	BNG_Existing_Rev1
Date	23 May 2026

The Old Chapel, Orchard Lane,
Puddington, Cheshire,
CH64 5SG

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