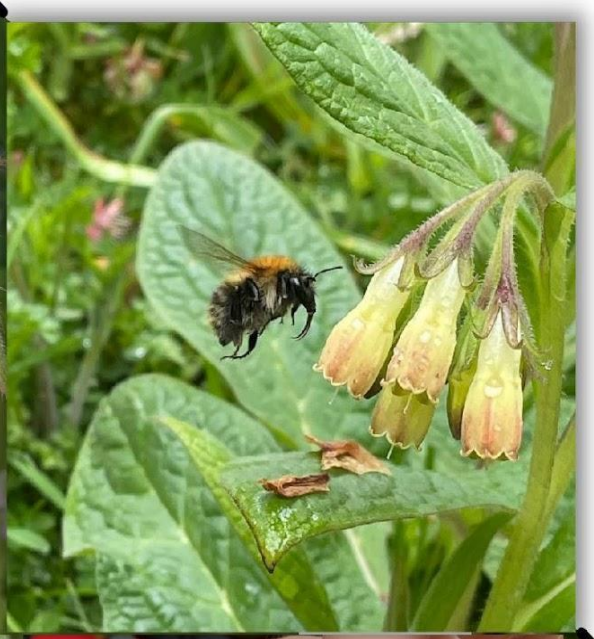
MIDNORTH Ecology











Preliminary Ecological Appraisal

Report Release Sheet

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Disclaimer

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Provided no significant changes are made to the proposals or on the site (e.g. significant changes to management practices or habitats present) subsequent to the report's issue; this report can be considered valid for 12 months from the date of issue.

As part of membership of our professional body (CIEEM) we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment to the relevant centre unless directly instructed in writing not to do so by the client.

The evidence which we have prepared and provided is in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and follows all relevant legislation. The content of this report is, at least in part, based upon information provided by others, on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Midnorth Ecology Ltd unless otherwise stated in the report.

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Executive Summary

Midnorth Ecology Ltd were appointed to conduct a Preliminary Ecological Appraisal (PEA), comprising a protected species assessment and ecological evaluation of the site situated on Paston Road, Sharston Industrial Estate, Wythenshawe as shown in Appendix 1.

Following the assessment, it has been concluded that:

- The draft proposals will seek to change the use of an existing industrial unit to accommodate four Padel Tennis courts (double courts). The building will also provide ancillary changing rooms, reception, and seating areas for visitors, with parking for up to 30 vehicles situated outside the front of the building. Proposals indicate that soft landscaping will include the installation of 16 planters.

- The site is based in an industrial / urban area of Greater Manchester. The site is bounded to the north, east and west by further industrial buildings and to the south by a railway line. The M56 is situated 180 m south from the site. The site is generally isolated from significant areas of natural habitat.

- The site was not found to have any specific statutory nature conservation designations. While four statutory designated sites of nature conservation importance were identified within 2 km of the site (all Local Nature Reserves (LNR)), no impacts to any such sites are anticipated as part of the proposed development which have therefore been reasonably scoped out.

- No natural habitats are present on site which is entirely dominated by developed land.

- The site is considered of negligible importance for all notable and protected species. No further survey and / or mitigation is considered required to inform / support the current application.

1. Introduction

Midnorth Ecology Ltd was commissioned by the client to undertake a Preliminary Ecological Appraisal (PEA) in support of a planning application for the proposed works at Paston Road, Sharston Industrial Estate. The appraisal considers the baseline ecological conditions of the habitats present and includes a protected species assessment within the site boundary (hereafter referred to as the site).

Site Location and Surrounding Habitats

The site is located on Paston Road, Sharston Industrial Estate, Wythenshawe within a heavily urbanised area of Greater Manchester. The central grid reference for the site is: SJ 82848 89172. The site is bounded to the north, east and west by further industrial buildings and to the south by a railway line. The M56 is situated 180 m south from the site. While the site and surrounding land is generally developed, tree cover is present along the railway line to the south and within small scattered woodland compartments. The site is generally isolated from significant areas of natural habitat.

Work Proposals

The draft proposals will seek to change the use of an existing industrial unit to accommodate four Padel Tennis courts (double courts). The building will also provide ancillary changing rooms, reception, and seating areas for visitors, with parking for up to 30 vehicles situated outside the front of the building. Proposals indicate that soft landscaping will include the installation of 16 planters. A proposed development plan is provided in Appendix 2.

Environmental Approach

The contractor will adhere to ecological recommendations, exclusion zones, and any seasonal constraints identified within this report. Ecological supervision may be required when working in key sensitive areas as described within this report if relevant.

Scope of Works

The report is designed to inform the client and any stakeholders as to any ecological constraints to the proposed works and to ensure that biodiversity is not adversely affected by the works. The report outlines recommendations to avoid, mitigate, compensate and enhance the site.

The aim of this report is to provide baseline ecological information about the site. This will be used to identify any potential ecological constraints associated with the proposed development and/or to identify the need for additional survey work to further evaluate any impact that may risk breach of legislation or policy relating to protected species and nature conservation.

The appraisal is based on the following information sources:

- A publicly available resource desk study of the site and land within a 2km radius;
- A protected species assessment of the site to identify habitats and where possible features with potential to support legally protected species;
- The conservation value of the site, regarding site, local, regional, and national importance; and
- Information provided by the client, such as site plans, work proposals, architectural designs/drawings and any further associated documents.

2. Methodology

This Ecological Constraints Report has been prepared with reference to best practice guidance published by the Chartered Institute for Ecology and Environmental Management (CIEEM, 2017), and as detailed in British Standard 42020:2013 *Biodiversity- Code of Practice for Biodiversity and Development* (BSI, 2013).

Desk Study

Data sources such as those in table 2.1 below were reviewed to provide information on the location of;

- Statutory designated sites such as - Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR)
- Legally protected species which include – species listed in the Wildlife and Countryside Act (WCA) 1981, Schedules 1, 5 and 8; Conservation of Habitats and Species Regulations (Hab regs) 2017, particularly Schedule 2; or in the Protection of Badgers Act (PBA) 1992 (as amended).
- Species of Principal Importance (SPI) - are species which are defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006.
- Habitats of Principal Importance are habitats which are defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006.
- Other notable species such as Hedgehog and notable habitats such as Ancient Woodland Inventory sites and Important Hedgerows as defined by the Hedgerow Regulations 1997

The desk study was conducted using publicly available resources as shown in table 2.1 below.

Table 2.1 – desk study resources and reason

Resource	Reasoning
Google Earth	Google Earth was used to obtain aerial imagery of the site and to measure distances to surrounding ecological receptors.
Magic Maps (DEFRA)	MAGIC was used to locate non statutory designated sites and other information regarding important sites such as Ramsar, Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA), as well as Locations of European Protected Species Licenses.
OS mapping	OS mapping was used to distinguish any features such as woodlands, standing water, running water and surrounding landscape.
Greater Manchester Local Record Centre (GMLRC)	GMLRC was consulted to obtain key records on protected species and designated sites. This information is used to ascertain which species could be present within the wider landscape.

Site Survey

A habitat survey of the site was conducted on 16/07/2026 by Simon Fawcett BSc (Hons) MCIEEM, in sunny and calm weather conditions with good visibility. The survey covered the entire site, including the boundary features where accessible.

Habitats were described following the UK Habitat Classification Field Key (Carey & Butcher, 2018). Habitats were also assessed against descriptions of Habitats of Principal Importance as set out in the JNCC (BRIG, 2008).

Protected Species Assessment

The habitats were assessed for the potential to support protected species, using the assessment categories in Table 2.2 below. It is to note that this assessment is preliminary and although any evidence of protected species will be recorded, further survey and or mitigation may be required dependent on the species likely to be present and impacts ascertained throughout the assessment.

However, in some cases there may be opportunities to comply with legislation, without further survey, through precautionary measures prior to and during construction. This will require an Ecological Precautionary Working Method Statement (ePWMS) document.

This would be required to cover sensitive works around designated sites, priority habitats and protected species which will not be directly impacted and therefore do not require licencing from Natural England, however, may be indirectly impacted from other negative factors such as dust and light pollution created by construction works.

Table 2.2: Protected species assessment categories

Category	Description
Present	Presence confirmed from the current survey or by recent, confirmed records.
High	Habitat within the site is highly suitable for a particular or number of protected and/or notable species. Records from the desk study provide evidence of records within the site or surrounding locality. Records from the desk study provide evidence of a national or regional stronghold for protected and or notable species. There is good suitable habitat with good connectivity in the wider landscape.
Moderate	Habitat within the site is moderately suitable for a particular or number of protected and/or notable species. Records from the desk study provide evidence of several records within the site or surrounding locality. Records from the desk study provide evidence of a regional or county stronghold for protected and or notable species. There is moderate suitable habitat with some but limited connectivity in the wider landscape.
Low	Habitat within the site is considered poor for most protected and/or notable species. Records from the desk study evidence only limited records of protected species within the surrounding locality. There is a lack of suitable habitat with connectivity in the wider landscape. However, species cannot be ruled out due to records in the area or the transient nature of wildlife.
Negligible	Habitat within the site is either absent or considered very poor for most protected and/or notable species. Records from the desk study lack evidence of records within the site or surrounding locality. There is a lack of suitable habitat with connectivity in the wider landscape.

Bats – Preliminary Roost Assessment (PRA)

A PRA for bats was undertaken on 16 July 2026 by Simon Fawcett BSc (Hons) MCIEEM (WLM-CL18-Level 2 bat licence 2021-55550-CLS-CLS).The PRA included an external and internal inspection of the

existing structure on site. The external inspection included viewing the external walls and roof structure of the building. No accessible internal loft space was preset. The building was surveyed for suitable bat access and roosting features, as well as evidence of roosting bats. Signs of roosting bats that were searched for included live or dead bats, bat droppings, feeding remains, scratch marks and staining around potential entrance points. Equipment used during the survey included binoculars, ladder and endoscope. The building included in this assessment was described and an assessment was made of its suitability to support roosting bats following industry-standard guidance (Collins, 2023), as shown in Table 2.3.

Table 2.3: BCT guidelines for assessing the potential suitability of structures for roosting bats, based on features present and using professional judgment (Collins, 2023).

Suitability	Description of Roosting Habitats
None	No habitat features on site, likely to be used by any roosting bats at any time of the year.
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, there is a small element of uncertainty as bats may use small and unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or classic (cool/stable) hibernation but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support hight conservation status roosts such as maternity or classic hibernation.

Bats – Commuting and foraging

With reference to Table 2.2, an assessment of the habitats at the site to support commuting and foraging bats was made, within the context of habitat connectivity to features in the wider landscape. The site was assessed as either negligible, low, moderate, or high suitability for commuting and foraging bats.

Great Crested Newt

An assessment was made of the suitability of the habitats at the site for Great Crested Newts (GCN) Triturus cristatus. Optimal habitat for GCN includes wetlands, rough grassland, moorland, heathland, hedgerows, woodland edge and scrub and sub-urban areas such as railway embankments, golf courses and allotments, and sympathetically managed farmland. Favourable features for GCN include ponds, stone piles, debris, log piles and brash piles. Upon finding suitable breeding habitat (ponds) within 250m of the site an eDNA survey may be required.

Birds
An assessment of the suitability of the site to support breeding, migrating, and wintering birds was made, the site was also searched where accessible and practical for active or previous historic bird nests. Optimal habitat for nesting birds are trees, hedgerows, rough grassland, wetlands, scrub and buildings/structures such as barns and other farm buildings but also in an urban setting such as disused warehouses and residential buildings.

Common Reptiles
An assessment was made of the suitability of the habitats at the site for reptiles. Optimal habitat for reptiles includes rough grassland, moorland, heathland, woodland edge and scrub, sub-urban areas such as railway embankments, golf courses and allotments, and sympathetically managed farmland. Favourable features for reptiles include south facing banks with scrub, rough grassland, stone piles, debris, log piles and brash piles.

Barn owl
An assessment of habitats within and adjacent to the site if relevant was completed for their suitability to support roosting or nesting barn owl (BO). Favourable habitats for BO include trees and buildings for roosting and nesting and grasslands for hunting. Trees within the site (and any trees within 20m of the site boundary where possible) with large cavities were recorded.

Dormouse
An initial habitat assessment within the site was completed to ascertain if there were habitats that could potentially support dormouse. If habitats such as hedgerows, trees and woodlands were present the understorey was checked for the presence of evidence such as gnawed nut shells and nests. Optimal habitats and woody species which dormouse prefer comprise of hazel and oak and hedgerows with minimal gaps.

Water vole and Otter
An initial habitat assessment within the site was completed to ascertain if there were habitats that could potentially support water vole and/or otter. If wetland such as rivers, streams or ditches were present, banks were checked for the presence of evidence such as burrows, holts and spraints. Habitat features such as bank profiles, bank substrate and vegetation structure was also recorded.

Badger
An initial assessment for badger was completed included a search for evidence of badger at the site, such as sett entrances (normally 25 to 35cm wide and shaped like a 'D' on its flat edge), large spoil heaps outside sett entrances, bedding, footprints, mammal paths, latrines, hairs, scratching posts, and signs of digging for food (snuffle holes). Wherever possible habitats up to 30m beyond the site boundary were inspected.

Other mammals
An assessment of the site to support other notable mammals including brown hare, fox, harvest mouse, and hedgehog was also made including any dropping inspections and other physical evidence such as hairs or mammal holes.

Invasive Species
Invasive plant species such as those listed on Schedule 9 of the Wildlife and Countryside Act 1981 (As Amended) were recorded if encountered during the assessment. Species such as Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Fallopia japonica*) are considered Invasive Non-Native Species (INNS) and are listed on Schedule 9 as above.

Limitations
Every effort has been made to provide a comprehensive description of the site; however, the following limitations apply to this assessment.

- The protected species assessment is not a full survey or suite of surveys for a particular protected species and is based on professional judgement on whether any protected species or habitats are likely to be present at the site.
- Additional surveys may therefore be required for a particular species or habitat.

- This appraisal is preliminary and may need to be updated once further survey work has been completed for any protected species and/or habitats, if required.
- Ecological data can sometimes lack evidence of protected species, but this does not necessarily mean that protected species are absent as other factors such as lack of recorders in the area can affect results.
- Habitats are noted and described as seen on the day of survey. The UK Habitat survey does not constitute a full botanical survey.
- Mapping will be as accurate as possible, but it is to be noted that any locations stated were taken in the field and may differ slightly from actual location.
- All locations and distances provided are approximate.
- Ecological survey data is usually valid for 12 months, if no changes to plans are proposed this appraisal will therefore be valid for 12 months. After this further survey and assessments may be required.

Despite these limitations, it is considered that this report accurately reflects the habitats present, their biodiversity values and the potential of the site to support protected and notable species.

3. Results

Desk Study

Statutory designated sites

The site is within 2km of four statutory designated sites of nature conservation importance (see details below in table 3.1), all of which were Local Nature Reserves (LNR).

Table 3.1: Statutory designated sites

Site	Designation	Distance and location	Reason for designation
Wythenshawe	LNR	700m E	*Variety of woodland habitats in and around the park, three of which are sites of biological importance. Wildflower meadows and formal bedding also present.*
Stenner Woods and Milgate Fields Didsbury	LNR	1km NE	*Stenner Woods is an area of wet woodland dominated by crack willow trees, much of the ground being submerged in water throughout most of the year.*
Gatley Carrs	LNR	1.1 km E	*The site hosts a variety of birds, mammals, invertebrates and flora.*
Kenworthy Woods	LNR	1.8km N	*Hedgerows, grasslands (neutral and areas indicative of acid grassland), wetlands, broadleaved woodlands and orchard.*

The site is geographically separated from any statutory designated sites. No hydrological connectivity nor any other impact pathways have been identified. In addition, proposals are minor and will be contained to existing developed land. As such, the application would unlikely impact any designated site located in the wider area.

Non-statutory designated sites

The site is within 2km of 11 Sites of Biological Importance (SBI), the closest of which Round Wood SBI is located approximately 400 m west. No hydrological connectivity nor any other impact pathways have been identified. In addition, proposals are minor and will be contained to existing developed land. As such, the application would unlikely impact any non-designated sites located in the wider area.

Protected Species

There were two EPSM licences shown on MAGIC maps for protected species within a 2km radius of the site. Both licences were granted to permit the destruction of Common Pipistrelle *(Pipistrellus pipistrellus)* / Soprano Pipistrelle (*Pipistrellus pygmaeus*) roosts between 1.1 – 1.8 km from the site located within built up areas. Please see details below in Table 3.2

Table 3.2: Data search results for species

Species	Records
Bats	Numerous records of bat roosts and activity were supplied within 2 km of the site associated with Common Pipistrelle, Soprano Pipistrelle, myotis sp., Brown Long-eared Bat (*Plecotus auritus*), Daubenton's Bat (*Myotis daubentonii*), Whiskered Bat (*Myotis mystacinus*) and Noctule (*Nyctalus noctula*). The closest

	record was associated with Common Pipistrelle activity approximately 300 m from the site. No records were associated with the site or the projects zone of influence.
Badger	Badger (*Meles meles*) records are confidential. However, this assessment can confirm no records of Badger were returned within 500 m of the site.
GCN	A single historic record of GCN was returned by GMEU located approximately 2 km southeast.
Common amphibians	Two records of Common Toad (*Bufo bufo*) were supplied, associated with land approximately 2 km north of the site.
Dormouse	No record of this species was returned by GMEU as part of the data search.
Nesting Birds	Numerous records of notable bird species were returned within 2 km of the site including Barn owl (*Tyto alba*), Kingfisher (*Alcedo atthis*), Song Thrush (*Turdus philomelos*), Skylark (*Alauda arvensis*), House Sparrow (*Passer domesticus*) and Herring Gull (*Larus argentatus*), amongst others. No records were returned for the site.
Reptiles	A single record of Slow-worm (*Anguis fragilis*) was returned, associated with Northenden Allotments approximately 1 km from the site.
Otter, Water Vole and White-clawed Crayfish	No records of White-clawed Crayfish (*Austropotamobius pallipes*) were supplied by GMEU. A single record of Water Vole (*Arvicola amphibius*) was supplied as part of the data search, associated with land approximately 1.8 km north and disconnected from the site. Numerous records of Otter (*Lutra lutra*) were returned by GMEU; however, all records were associated with watercourses in the wider area which were >500m and disconnected from the site.
Other Notable Mammals	Numerous records of Hedgehog (*Erinaceus europaeus*) were returned from the data search, associated with the wider landscape. No records were returned for the site.
Invertebrates	Notable invertebrates including moth and butterfly species Cinnabar (*Tyria jacobaeae*), White Ermine (*Spilosoma lubricipeda*) and White-letter Hairstreak (*Satyrium w-album*) were supplied from GMEU. These were associated with suitable habitat >500m from the site.
Invasive Species	No records of invasive species were returned from GMEU.

Habitat descriptions

Buildings (u1b5)

The majority of the site comprised an existing industrial building. Current use of the site was unknown at the time of the survey. The building was brick built and comprised metal corrugated cladding to the front / western aspect and a plastic corrugated pitched roof. The building also included several metal retractable doors. Internally, the building comprised an exposed metal frame with several plastic sky lights.

A small metal substation was also positioned on the northern boundary of the site.

Other Developed Land (u1b6)

The remaining areas of the site comprised hardstanding in the form of tarmac. The develop land was largely devoid of vegetation with the exception of few individual stands of Rosebay Willowherb (*Chamaenerion angustifolium*), Field Horsetail (*Equisetum arvense*) and immature Butterfly Bush (*Buddleja davidii*) which were considered negligible and below the minimum mapping unit for the

survey.

Built Linear Features (u1e)
A metal fence ran along the northern and eastern boundaries of the site.

Protected Species Assessment
The potential for the site to support protected species has been assessed using criteria provided in Table 2.1, based on the results of the desk study and observations made during the site survey of habitats at the site and is detailed in table 3.2 below. The table also summarises relevant legislation and policies relating to protected and invasive species. Key statutes are summarised in Section 1 and set out in greater detail in Appendix 4.

Ecological feature	Status	Likelihood of occurrence
Habitats	Designated sites	Confirmed present - Four statutory and 11 non-statutory designated sites were identified within 2 km of the site; none were present on site. The site is geographically separated from any of the designated sites. No hydrological connectivity nor any other impact pathways have been identified. In addition, proposals are minor and will be contained to existing developed land. As such, the application would unlikely impact any designated site located in the wider area.
Bats	HR WCA S5	Negligible – No trees are present on site which may support roosting bats. In addition, following the PRA, both structures were assigned a 'Negligible' bat roost potential. No external potential roost features were identified on either structure on site. The main industrial unit was in good condition and well-sealed. Internally, the building presented a lack of roosting opportunities given the structure of the roof e.g. exposed metal frame and corrugated plastic. It is highly unlikely that, internally, the building would provide the required conditions for thermos-regulation. No field signs of bats were recorded during the survey. The site presented no commuting or foraging habitat for bats being all developed land with no significant areas of vegetation. In addition, the site and surrounding area will likely be heavily impacted by artificial lighting. Security lighting was installed on the main building on site.
Badger	PBA	Negligible – No evidence of Badger was found during the assessment and no suitable habitat present. The site is located in a highly urbanised area, comprised entirely of developed land and was isolated from any other areas of suitable habitat in the wider area.
GCN	HR WCA S5	Negligible – No ponds or other areas of potentially suitable aquatic habitat was recorded on or within 250 m from the site. In addition, no suitable terrestrial habitat was present on site, being entirely dominated by developed land. The site lacked any refuge or foraging opportunities or connectivity to other areas of suitable habitat in the wider landscape.
Common amphibians	WCA	Negligible – No ponds or other areas of potentially suitable aquatic habitat was recorded on or within 250 m from the site. In addition, no suitable terrestrial habitat was present on site, being entirely dominated by developed land. The site lacked any refuge or foraging opportunities or connectivity to other areas of suitable habitat in the wider landscape.
Dormouse	WCA HR	Negligible – No suitable habitat present on site or within the zone of influence of the project.
Nesting Birds	WCA S1-8	Negligible – no suitable nesting habitat as present on site which entirely comprised developed land. In addition, the buildings were considered unlikely to support nesting birds which nest within buildings. The roof was pitched and no

		evidence of nesting was noted during the survey.
Reptiles	WCA S9	Negligible - No suitable habitat was present on site, being entirely dominated by developed land. The site lacked any refuge or foraging opportunities or connectivity to other areas of suitable habitat in the wider landscape.
Otter, Water Vole and White-clawed Crayfish	WCA S5 HR	Negligible – No suitable habitat present on site or within the zone of influence of the project.
Other notable mammals	WCA	Negligible - No suitable habitat to support Hedgehog (*Erinaceus europaeus*) was present on site. The site was entirely dominated by developed land with no foraging or sheltering opportunities for Hedgehog present.
Invertebrates	WCA	Negligible – No suitable habitat present on site or within the zone of influence of the project.
Invasive Species	WCA	Negligible – No invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded on site.

NATURE CONSERVATION EVALUATION

The proposed development site is not subject to any nature conservation designations. The site is considered of negligible importance to biodiversity. Given the location of the site and habitats present, no protected or notable species are considered likely to be present and therefore impacted by the proposed development.

4. Potential Impacts and Recommendations

This section summarises the potential impacts on habitats and notable species that may be present at this site.

CONSTRAINTS AND MITIGATION/COMPENSATION

Designated Nature Conservation Sites

No direct impacts are envisaged on the designated sites due to the small scale, low-impact nature of the proposed works and location of the designations. Therefore, there are no constraints to the proposed works in this regard.

Habitats

No natural habitats are present on site. As such, the proposed application would result in no impact to notable habitats. Therefore, there are no constraints to the proposed works in this regard.

Species

The site was considered of negligible suitability for all protected or notable species. Therefore, there are no constraints to the proposed works in this regard.

FURTHER ECOLOGICAL REQUIREMENTS

In light of the above, no further ecological survey and / or mitigation is considered required to inform the proposed application.

Whilst targets for BNG became mandatory in 2024, the sites baseline has no value ecologically and therefore within the Biodiversity Metric the areas of habitat equal zero habitat units. Because of this the site will not require further ecological enhancement in regard to BNG as 10% of zero would still be zero. However, enhancements below are recommended.

OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT

Given the limited size of the site, existing habitats and urban location, opportunities for ecological enhancement through habitat creation is considered limited. Ground planters are proposed as part of soft landscaping proposals which will enhance the site for pollinators. It may also be possible to install bat roost and bird nest boxes on the existing building on site following construction. Midnorth Ecology can advise on enhancements upon request.

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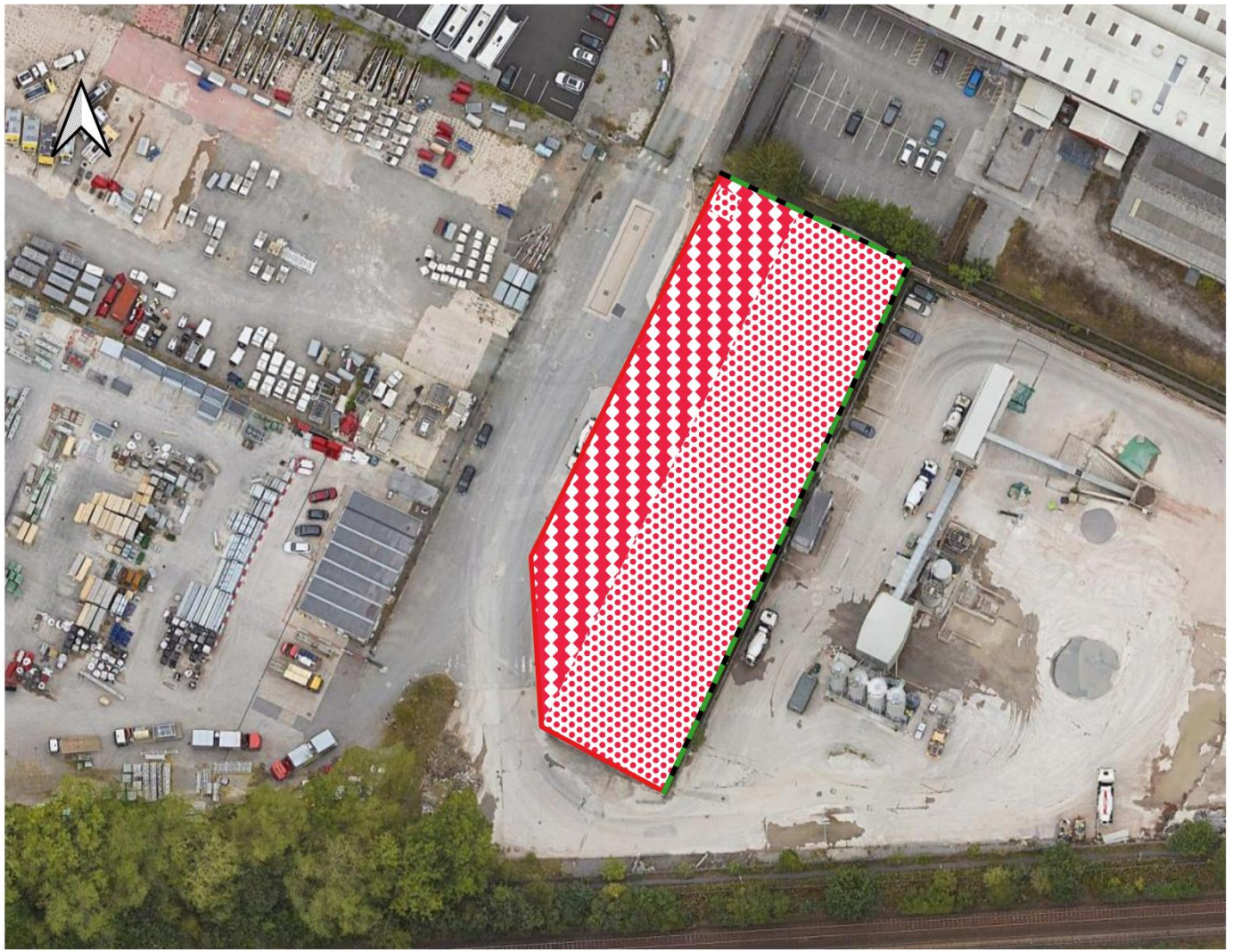
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Appendix 1 – Baseline Habitats

Site off Paston Road, Sharston Industrial Estate



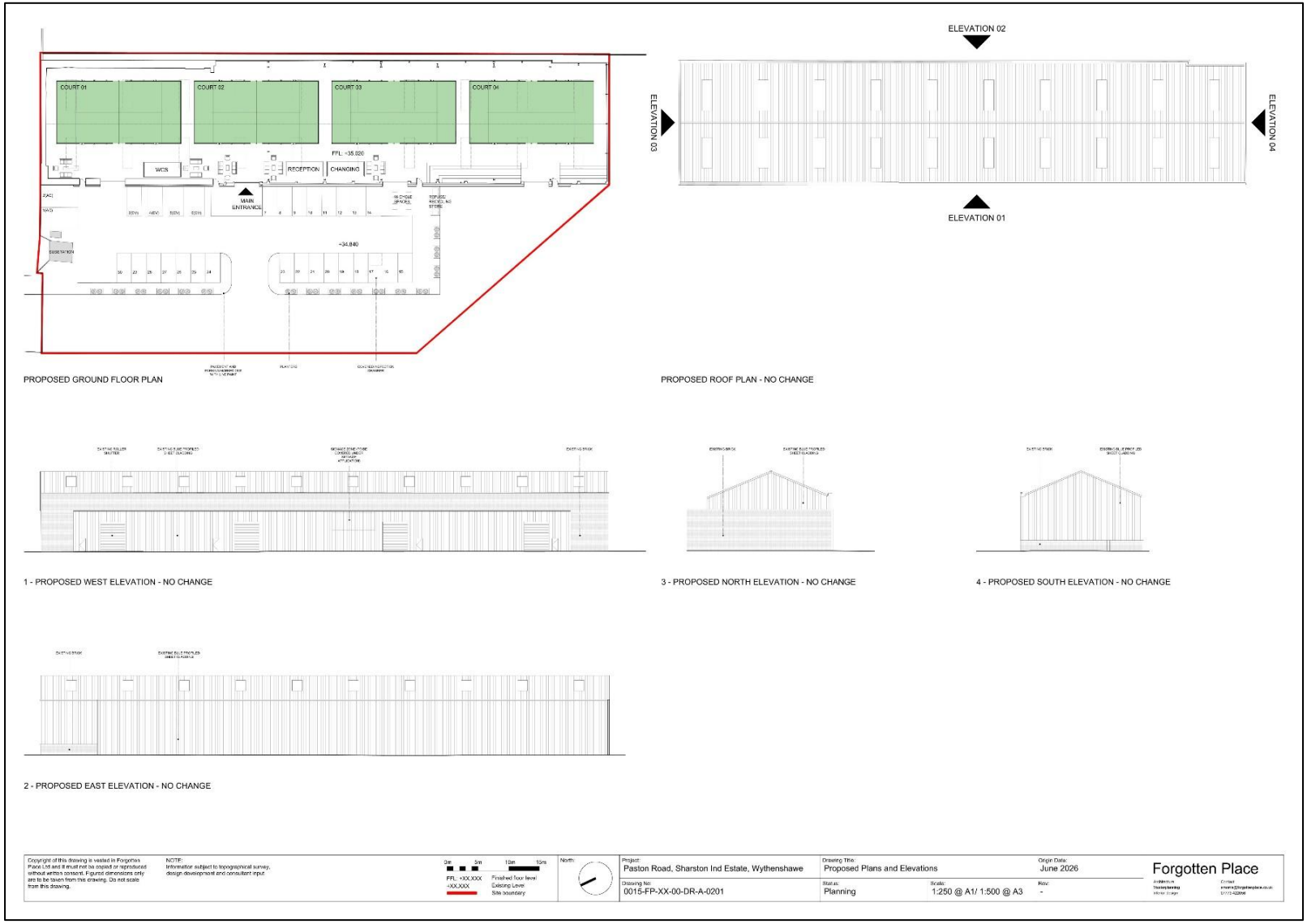
Key

- u1e - built linear feature
- RLB
- u1b5 - buildings
- u1b6 - other developed land

Google Satellite

Project: Site off Paston Road, Sharston Industrial Estate		
Client: Gradwell Group		
Drawing Title: UK Habs Classification Survey		
Scale: 1:900	Date: 27/07/2026	Status: Final
Author: A Martin Revision: Baseline Habitats Final		

Appendix 2 –Work Proposals



Appendix 3 – Photographs

P1 – Building (industrial unit)		**P2 – Building (industrial unit)**	
P3 – Building (industrial unit)		**P4 – Substation**	

P5 – Other Developed Land		**P6 – Other Developed Land**	

Appendix 4: Legislation

Important notice: The following summary is provided for general guidance only and is not a definitive statement of law. It reflects the principal wildlife legislation relevant to ecological appraisal and development in England. Legislation may be amended, interpreted differently by the courts, or applied differently in Scotland, Wales and Northern Ireland; project-specific legal advice should be sought where required.

Bats

All bat species and their roosts are protected in England under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). Roosts are protected whether or not bats are present at the time, where the structure or place is used as a breeding site or resting place.

Relevant offences include deliberately capturing, injuring, killing or disturbing bats; damaging or destroying a breeding site or resting place; obstructing access to a resting or sheltering place; and possessing, transporting, selling or exchanging bats, whether alive or dead, or any part of them.

Great Crested Newt (GCN)

Great crested newts are European protected species and are protected in England under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). They are also listed as Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006.

Relevant offences include deliberately capturing, injuring, killing or disturbing great crested newts; deliberately taking or destroying their eggs; damaging or destroying breeding sites or resting places, even when newts are not present; obstructing access to places of shelter or protection; and possessing, transporting, selling or exchanging great crested newts or any part of them.

Badger

Badgers and their setts are protected in England under the Protection of Badgers Act 1992. A sett is protected where it shows signs of current use by badgers.

Relevant offences include wilfully killing, injuring, taking, possessing or cruelly treating a badger; and damaging, destroying, obstructing access to, or disturbing a badger sett. Works that may affect an active sett may require a licence from the relevant statutory nature conservation body.

Reptiles

Native reptiles receive varying levels of protection in England. Sand lizard and smooth snake are European protected species under the Conservation of Habitats and Species Regulations 2017 and are also protected under the Wildlife and Countryside Act 1981 (as amended). More widespread native reptiles, including adder, grass snake, common lizard and slow-worm, are protected against intentional killing or injury under the Wildlife and Countryside Act 1981 (as amended).

Where sand lizard or smooth snake could be affected, offences may include deliberately capturing, injuring, killing or disturbing animals; taking or destroying eggs; damaging or destroying breeding sites or resting places; and possessing, transporting, selling or exchanging animals or any part of them.

Nesting birds

Wild birds, their nests and eggs are protected in England under the Wildlife and Countryside Act 1981 (as amended). The principal protection applies to active nests while they are being built or used.

Relevant offences include intentionally killing, injuring or taking wild birds; intentionally taking, damaging or destroying an active nest; intentionally taking or destroying eggs; and possessing or selling wild birds, eggs or parts of birds. Species listed on Schedule 1 receive additional protection from disturbance while nesting, building a nest, or when dependent young are present.

What this means for development.

Ecological surveys may be required where suitable habitat or evidence of protected species is present, or where impacts cannot be confidently scoped out. Surveys should be proportionate to the likely risk and undertaken by suitably qualified ecologists at the appropriate time of year.

Where protected species are confirmed or likely to be affected, the mitigation hierarchy should be applied: avoid impacts where possible, then mitigate, and only compensate where avoidance and mitigation are not sufficient.

If works would otherwise risk an offence, a protected species licence from Natural England or another relevant statutory nature conservation body may be required before works proceed.

MIDNORTH Ecology