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Ecological Walkover Survey

Survey site:

Caddick Site Office, Raby Street, Moss Side, Manchester, M14 4ST

Client:

Mosscare St Vincent's (MSV) / Caddick Construction (NW) Ltd

Survey date:

28th May 2026

Project:

This report is prepared to inform a planning application with Manchester City Council. The proposal is described as:

Welfare compound / site parking

The Ecological Walkover survey is written to inform the baseline for a Biodiversity Net Gain (BNG) report and is based on UKHabs habitat methodology in accordance with **PEA Methodology and Legislation - 2025.**

The site survey was undertaken by Lizzie Hill BSc (Hons), MSc (Accredited Agent on Bat Class 2 Licence Number: 2025-85397-CL18-BAT to undertake Level 1 bat survey work).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
28/05/2026	22.8	64	12	11.3	None

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposed plans in appendix 3, photos in appendix 4 and habitat condition assessments in Appendix 5). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings **(***UKHab codes used)*	The site is centred at National Grid reference SJ 84004 95717 and has an area of approximately 0.13ha. The site comprises hardstanding, 2 utility/welfare units, 5 metal storage containers, scrub, ruderal vegetation and scattered trees. It is situated within Moss Side, an inner-city area of Manchester. Aerial imagery shows the local landscape to have an urban character, dominated by urban infrastructure such as tarmac roads, hardstanding and buildings. There are local greenspaces nearby, such as Moss Side Park ~35m south. The development is for temporary use as a compound and the ecological walkover has been carried out to inform Biodiversity Net Gain and assess impacts to protected species. **Habitat classification and condition assessment** Sparsely vegetated land (u1f) - Ruderal (81) Bordering the gravel hardstanding which dominates the site, to the northwest and southeast of the site are sections of sparsely vegetated land. The sward height is varied and appears unmanaged. **Table 1a:** Species abundance for sparsely vegetated land.

Abundance	Species
Dominant	Red Fescues *(Festuca rubra)*
Abundant	Ribwort Plantain *(Plantago lanceolata)*
Frequent	Herb-Robert *(Geranium robertianum)*, Hare's-tail Cottongrass *(Eriophorum vaginatum)*, Dandelion *(Taraxacum)*
Occasional	Spear Thistle *(Cirsium vulgare)*, Yorkshire-fog *(Holcus lanatus)*, Lesser Trefoil *(Trifolium dubium)*, Goat Willow (sapling) *(Salix caprea)*, Bramble *(Rubus fruticosus)*
Rare	Buddleja *(Buddleja davidii)*, Common Ragwort *(Jacobaea vulgaris)*, Ash (sapling) *(Fraxinus excelsior)*, Trailing Bellflower *(Campanula poscharskyana)*, Silver Birch (sapling) *(Betula pendula)*, Cleavers *(Galium aparine)*, Norway Maple (sapling) *(Acer platanoides)*, Fox-and-cubs *(Pilosella aurantiaca)*, Red Clover *(Trifolium pratense)*, Beaked Hawk's-beard *(Crepis vesicaria)*, Pendulous Sedge *(Carex pendula)*, Common Vetch *(Vicia sativa)*, Hedgerow Crane's-bill *(Geranium pyrenaicum)*, Rowan (sapling) *(Sorbus aucuparia)*, Dog roses *(Rosa canina)*

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the sparsely vegetated land was assessed to have a good condition value.

Mixed scrub (h3h)

The western corner of the site is dominated by mixed scrub.

Table 1b: Species abundance for mixed scrub.

Abundance	Species
Dominant	Creeping Thistle *(Cirsium arvense),*
Abundant	Red Fescues *(Festuca rubra)*
Frequent	Goat Willow *(Salix caprea)*, Hairy Sedge *(Carex hirta)*, Herb-Robert *(Geranium robertianum)*, Norway Maple (sapling) *(Acer platanoides)*
Occasional	Buddleja. *(Buddleja davidii)*, Bramble *(Rubus fruticosus)*, Common Ragwort *(Jacobaea vulgaris)*, Cleavers *(Galium aparine)*, Meadow Buttercup *(Ranunculus acris)*, Creeping Buttercup *(Ranunculus repens)*
Rare	Field Horsetail *(Equisetum arvense)*, English Oak (sapling) *(Quercus robur)*

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the mixed scrub was assessed to have a poor condition value.

<u>Artificial unvegetated, unsealed surface (u1c)</u>
The site is dominated by gravel hardstanding and is utilised as a site compound.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

<u>Other developed land (u1b6)</u>
2 utility/welfare cabins and 5 metal storage containers are present within the western section of the site.
In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

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<u>Scattered Trees (h3h-32) and (u1f-32)</u>
Six scattered trees were noted across the site, all of which are native to the UK. These include a medium-sized wild cherry (Prunus avium) labelled T1, and a smaller wild cherry, T2, both exhibiting loose bark. A small bird cherry (Prunus padus) designated T5, appearing young or semi-mature, is also present, alongside a mature silver birch (Betula pendula) of medium stature, T4. Finally, a small mature bird cherry, T3, completes the scattered tree assemblage.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the trees were assessed as follows:

Table 2: The condition assessment scores for the scattered trees on site.
<table>
<tr><th>Tree / Group</th><th>Common Name</th><th>Condition Score</th></tr>
<tr><td>T1</td><td>Wild Cherry (medium)</td><td>Good</td></tr>
<tr><td>T2</td><td>Wild Cherry (small)</td><td>Good</td></tr>
<tr><td>T3</td><td>Bird Cherry (small)</td><td>Good</td></tr>
<tr><td>T4</td><td>Silver Birch (medium)</td><td>Good</td></tr>
<tr><td>T5</td><td>Silver Birch (small)</td><td>Good</td></tr>
<tr><td>T6</td><td>Bird Cherry (small)</td><td>Moderate</td></tr>
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<td>Ecological Value</td>
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The site provides limited ecological value for common and widespread species.

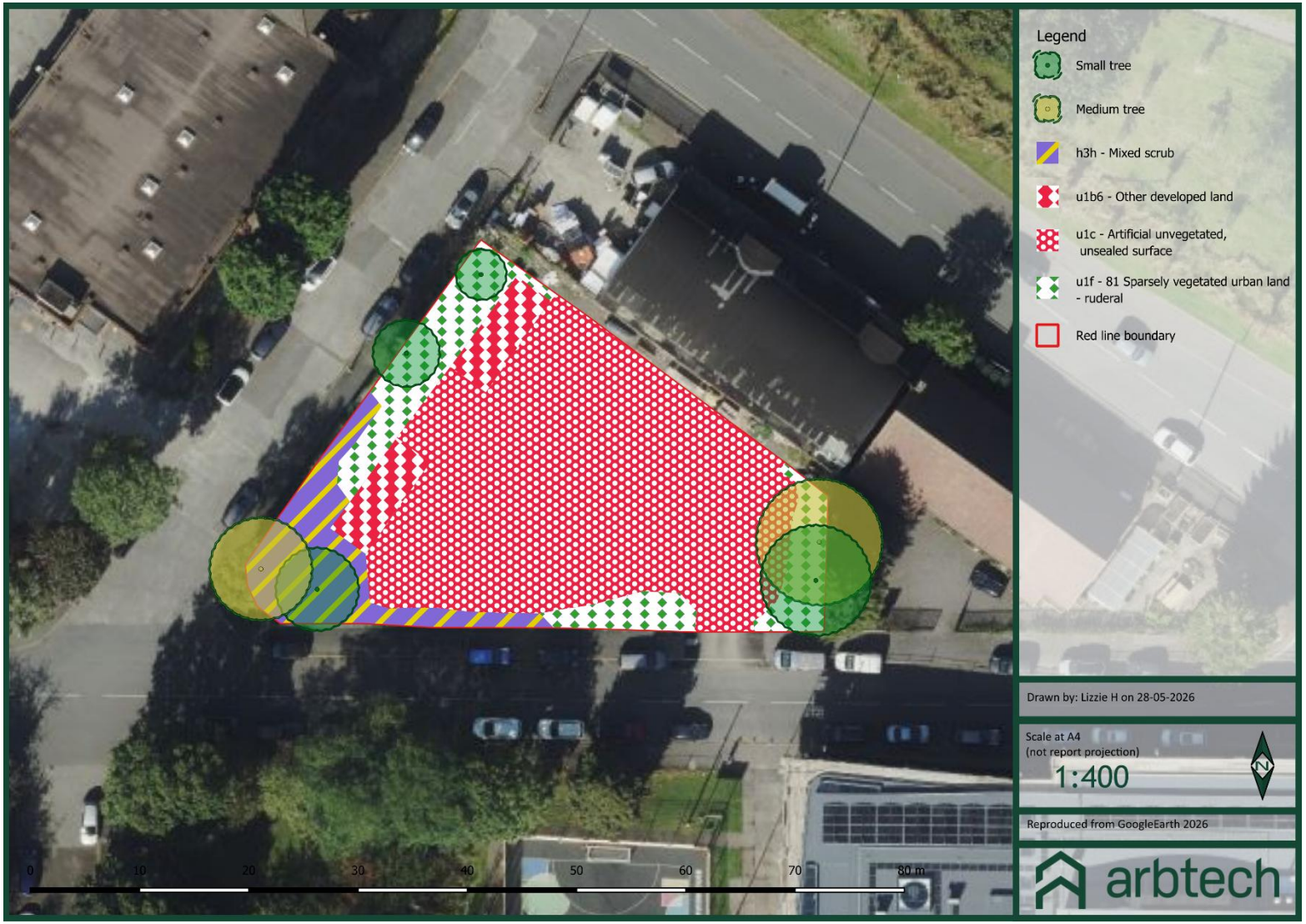
<u>Bats</u>
The mixed scrub, sparsely vegetated land and scattered trees are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.
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	A cavity is present on the southwest elevation of T3 measuring ~43cm length x ~6cm width, with the cavity extending up into the trunk, though the full extent of the cavity could not be assessed during the survey. The cavity is a suitable roosting feature for individual numbers of crevice dwelling bats (PRF-I). <u>Birds</u> No bird nests were identified within the vegetation on-site, however the ruderal vegetation offers foraging opportunities, and the mixed scrub and scattered trees offer both nesting and foraging opportunities. <u>Amphibians</u> The site provides limited suitable terrestrial habitat for common amphibians. The areas of hard standing offer sub-optimal habitat for terrestrial amphibians. The scrub and ruderal vegetation may offer refuge for these species, however given the urban nature of the surrounding landscape it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas. <u>Other animals</u> Hedgehogs could use the site for commuting between resources but there is no suitable shelter habitat on site and most of the site is surrounded by boundary fencing which restricts access. Due to the boundary fencing, the site is considered unsuitable for badgers.
Foreseen Impacts	All trees on site are to be retained, therefore no impacts to roosting bats are anticipated. Some scrub and grassland may be removed to facilitate the development however, this will be restored to current condition within 12 months of the temporary use of the site being complete.
Recommendations	<u>Biodiversity Net Gain</u> As the proposed development is temporary, it is exempt from Biodiversity Net Gain (BNG) requirements. All habitats must be restored to their current condition within 12 months of the temporary use of the site being complete. A Biodiversity Net Gain Exemption Statement will be prepared and submitted in support of the planning application to demonstrate that the proposed development meets the relevant exemption criteria.

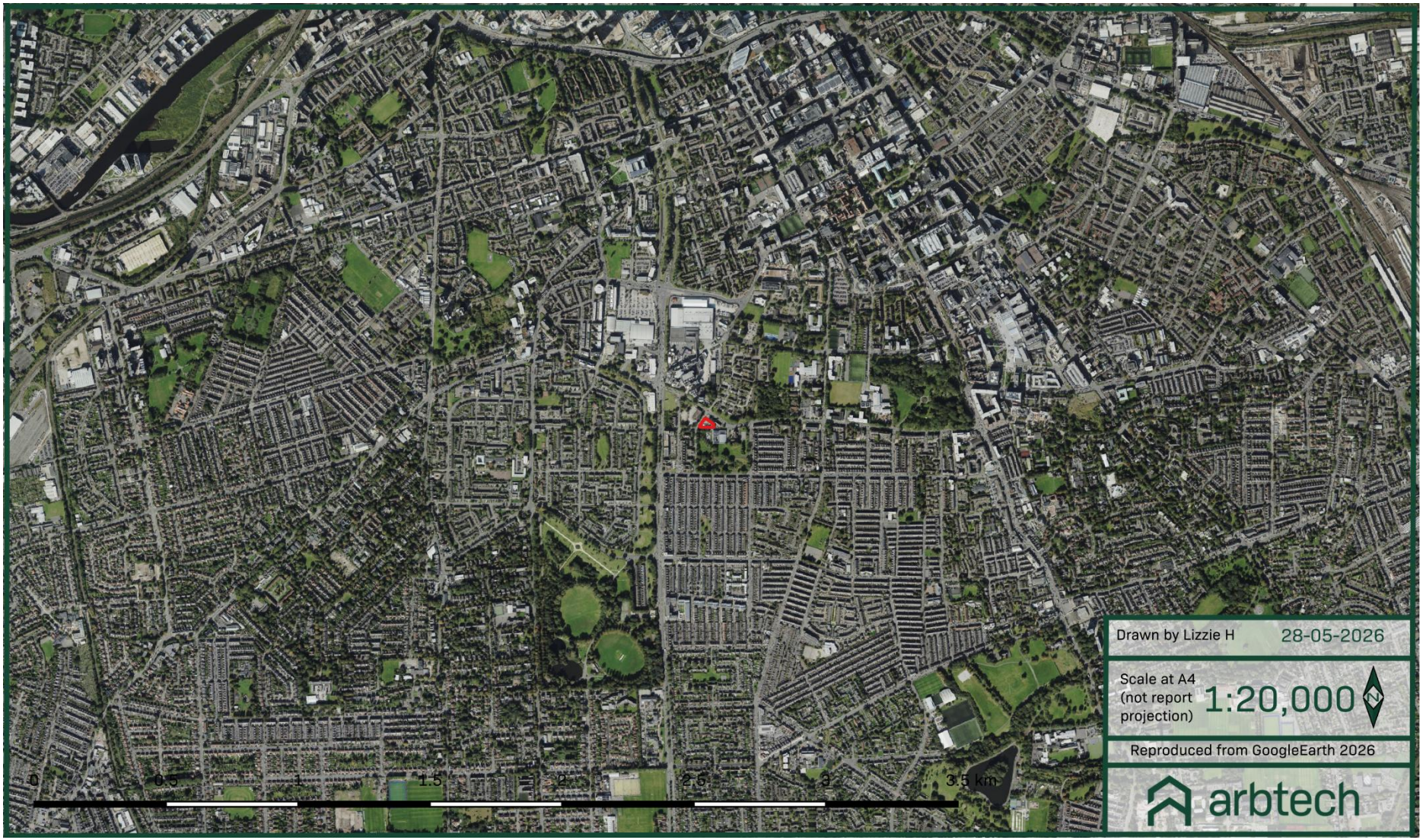
	<u>Bats</u> In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. <u>Birds</u> Any vegetation removal should be undertaken outside the period 1st March to 31st August (nesting bird season). If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken, by a qualified ecologist, immediately prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. <u>Amphibians</u> A precautionary working method will be implemented for common amphibians during construction, including the following measures: ▪ A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. ▪ Any rubble piles will be dismantled by hand outside the amphibian hibernation window and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. ▪ Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. ▪ If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. ▪ In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

	<u>Other animals</u> ▪ Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. ▪ The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. ▪ Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. ▪ If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

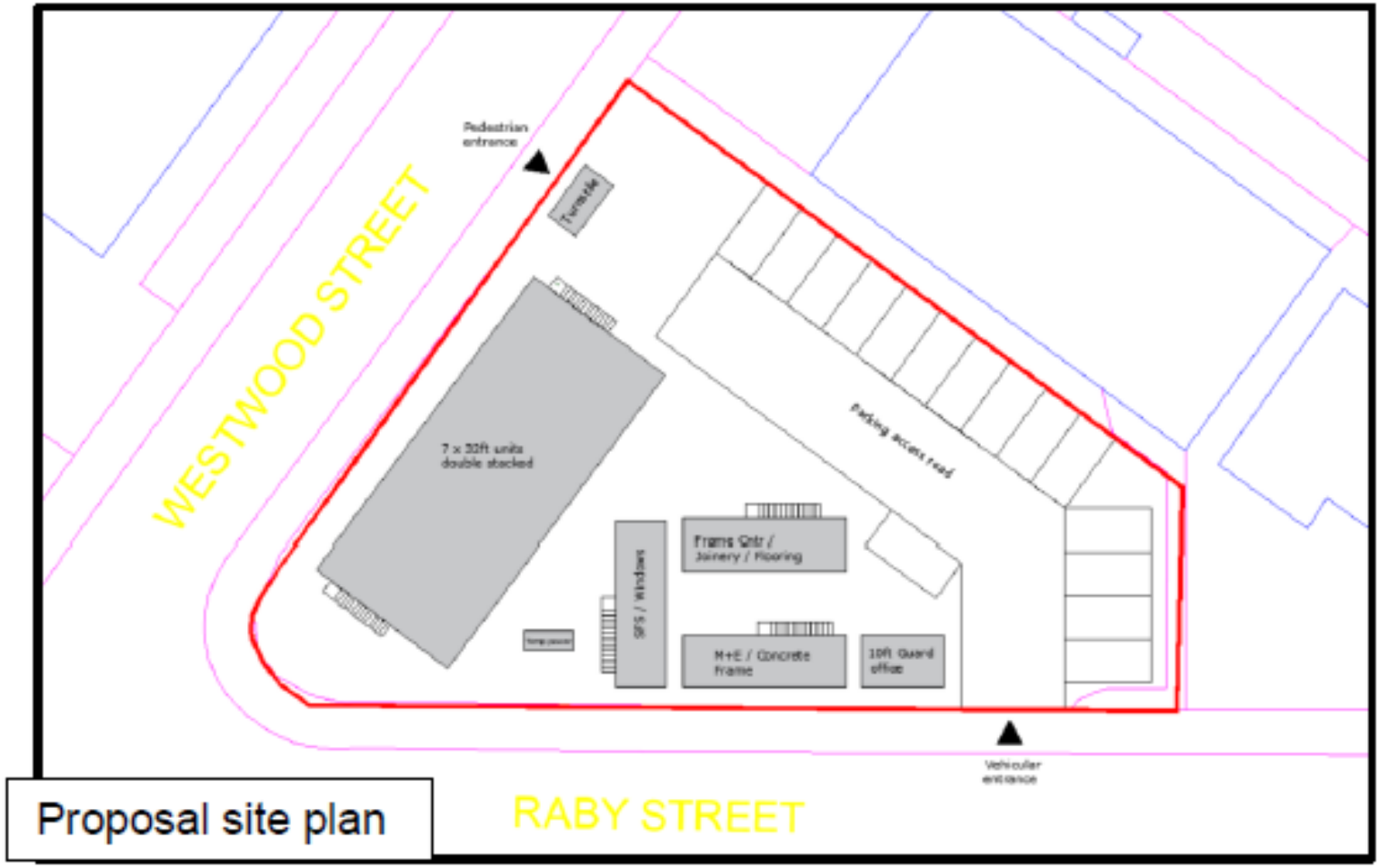
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Sparsely vegetated land - northwestern border of the site



Sparsely vegetated land - south border of the site



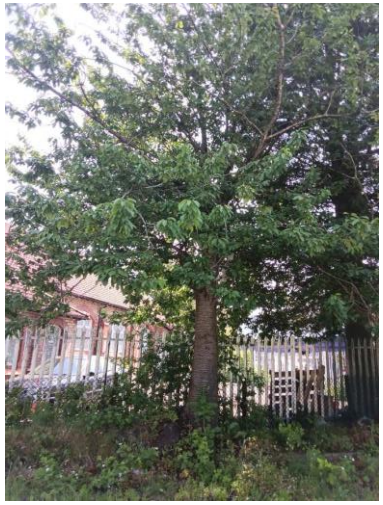
Sparsely vegetated land - southeastern corner of the site



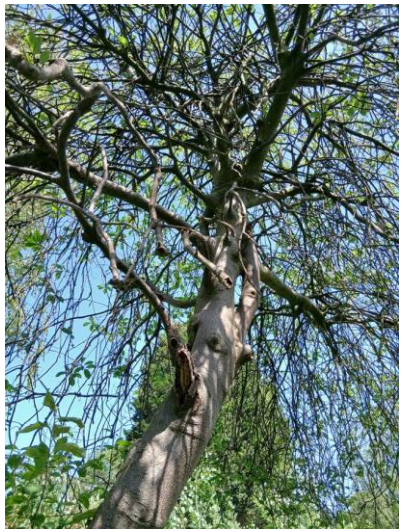
Mixed scrub



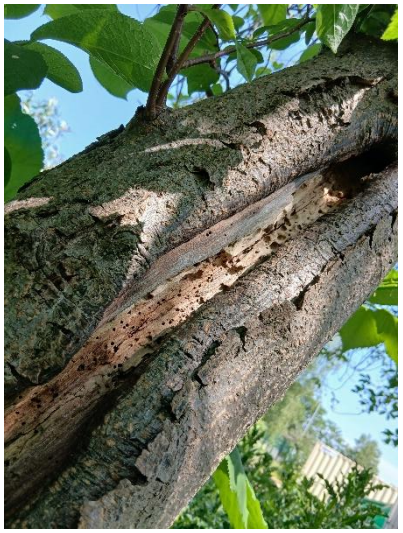
Artificial unvegetated, unsealed surface



Scattered trees; T1



T3 — Bird Cherry



T3 – PRF-I on south elevation

Appendix 5: Habitat Condition Assessments

Sparsely vegetated land (u1f) condition assessment.

	Criteria Description	Criteria Passed?
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	**Y**
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	**Y**
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	**Y**
BONUS	There is a complete absence of invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement).	**Y**
		Total 4/4
	Condition **good** due to passing 4 of 4 criteria.	

Mixed scrub (h3h) condition assessment.

	Criteria Description	Criteria Passed?
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). At least 80% of scrub is native; There are at least three native woody species2; And no single species comprises more than 75% of the cover (except hazel Corylus avellana, common juniper Juniperus communis, sea buckthorn Hippophae rhamnoides (only in its restricted native range), or box Buxus sempervirens, which can be up to 100% cover).	**N**
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	**N**
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	**N**
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	**N**
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	**N**
		Total 0/5
	Condition **poor** due to passing 0 of 5 criteria.	

Scattered trees (T1, T2) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**N**
		Total 5/6
	Condition **good** due to passing 5 of 6 criteria.	

Scattered trees (T3, T4, T5) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**Y**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 6/6
	Condition **good** due to passing 6 of 6 criteria.	

Scattered trees (T6) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**N**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**N**
		Total 3/6
	Condition **moderate** due to passing 3 of 6 criteria.	

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Version control			
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Draft	0.1	Lizzie Hill BSc (Hons) MSc, Graduate Ecologist	28/05/2026
Proof	0.2	Kayleigh Davies, BSc (Hons), MSc Consultant Ecologist	04/06/2026
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Amended	1.1	Lizzie Hill BSc (Hons) MSc, Graduate Ecologist	30/07/2026