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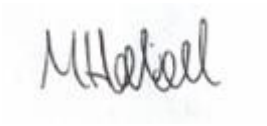
PRELIMINARY ECOLOGICAL APPRAISAL

At

Octagon House
Hathersage Road
Victoria Park
Rusholme
M13 9WL

NGR: SJ 85613 95962

Prepared for:	Turley Associates Ltd
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Date:	19th June 2026
Date (V4):	27th August 2026
UES reference:	UES05361/02

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EXECUTIVE SUMMARY

United Environmental Services Ltd (UES) was commissioned by Turley Associates Ltd to carry out a baseline ecological survey of Octagon House, Rusholme. A desk study and preliminary ecological appraisal (PEA) survey was undertaken on 13th May 2026, including searches using the Multi Agency Geographic Information Centre (MAGIC).

The PEA provides an assessment of potential ecological impacts associated with the proposed development site. The applicant seeks full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

The proposed development site has an area of approximately 1.18ha and is comprised of a office complex with an associated hardstanding carpark. Areas of introduced shrub are located throughout the site, with a large area located along the western site boundary. An area of sparsely vegetated urban land with encroaching ephemeral and ruderal species is located within the southwest corner of the site. Scattered trees are located onsite, primarily at the western site boundary and south-western corner of the site.

The results of the survey combined with the results of the desk study have highlighted the requirement for further work in relation to the following habitats and species:

- **Bats in buildings** – a bat scoping survey was undertaken of the two buildings onsite during the ecological walkover survey (report reference: UES05361/03). Building 1 was assessed as having low potential to support roosting bats. As such, a single further bat presence / absence survey is required to determine whether bats are using the buildings for roosting purposes and if so, to determine the species and number of bats present. This survey should be undertaken during the peak bat survey season of May to August inclusive.

- **Bats in trees** – if any of the trees along the site boundary will be affected by the proposed development, a ground-level tree assessment (GLTA) will need to be undertaken to assess the potential of the trees onsite to support roosting bats. If any trees due to be impacted are found to have potential to support roosting bats, further surveys may be required from May to August inclusive.

- **Breeding birds** – there is potential for birds to be nesting within areas of introduced shrub and trees site. Vegetation removal should occur outside of the nesting bird season (March to August inclusive) or following a nesting bird check completed by a suitably experienced ecological clerk of works. Breeding bird surveys may also be required if extensive vegetation clearance is required as part of the proposed development.

  Additionally, feral pigeons were identified within the building onsite, and feral pigeons are known to breed all year round. Given the number of pigeons present and the potential for birds to be nesting at the time of the proposed works, it may be necessary

to engage the services of a pest control contractor who may be able to remove the feral pigeons under general licence, provided that all the necessary criteria have been met.

- **Trees** – if any trees are to be removed, they should be replaced as part of a detailed landscaping scheme, with native species planting. Generic issues relating to root protection areas (RPAs).

- **Invasive species** – to be eradicated prior to the commencement of works within the affected areas.

Mitigation measures, as detailed in section 4, should be adhered to, which may in some cases negate the need for further survey work.

The development also presents an opportunity to enhance the habitats available to wildlife on site. Native species planting should be incorporated where possible, and the provision of bat, bird and insect boxes, hedgehog highways and nest boxes would provide additional features for wildlife locally.

This report should be read with appendices 1 to 7, which include results of the desk study, GIS UKHab mapping, photographs of the site and relevant statutory guidance.

1 INTRODUCTION

1.1 Author, surveyors, qualifications and scope of study area

This report is compiled and written by Matthew Inthone Chao BSc, UES Graduate Ecologist. Other surveyors include:

- Mark Halliwell MBiol, UES Senior Ecologist. Mark holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake phase 1 habitat surveys, UKHab and national vegetation classification (NVC) surveys. Additionally, Mark is licensed by Natural England to disturb, take and handle all species of bats under licence number 2025-86040-CL18-BAT (level 2); and Mark Halliwell MBiol, UES Senior Ecologist. Mark is licensed by Natural England to disturb, take and handle great crested newts under licence number 2025-83723-SCI-GCN (level 2).

The report provides an assessment of the potential ecological impacts associated with the proposed development of a parcel of land at Octagon House, Rusholme.

The zone of influence considered within the scope of the survey includes all land within the red line boundary. Where relevant, other ecological resources, receptors and important habitats which are spatially separate from the site are considered.

1.2 Survey objectives

UES was commissioned in May 2026 to conduct a PEA of the proposed development site. This was completed in order to:

- establish baseline conditions and determine the importance of ecological features present or potentially present within the survey area;
- identify key ecological constraints to the project;
- make recommendations for design options to avoid significant effects on important ecological resources at an early stage of development planning;
- identify potential requirements for further surveys for nationally or internationally protected species which may be present on site;
- identify potential requirements for mitigation or compensation, including measures that may be required based on further surveys.

1.3 Proposed development

The applicant seeks full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3);

2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

1.4 Structure of the report

This report is a baseline appraisal that forms the basis for further ecological surveys and environmental impact assessments (EIA) if required. In the majority of cases the PEA will not provide all the ecological data required by the Local Planning Authority to determine an application, especially in the event that protected habitat or species issues are present or likely.

This report should be read with appendices 1 to 7, which include results of the desk study, GIS UKHab mapping, photographs of site and relevant statutory guidance.

2 METHODOLOGY

This PEA comprises a desk study and a field survey. The desk study is conducted in order to collate ecological information on species and / or habitats of interest that may be present. The field survey is conducted in order to assess the habitats and their importance, both on site and in the context of their wider surroundings, and to record the potential for protected/notable species to be present.

2.1 Desk study

The following resources were used to inform the desk study:

- National – using the UK government's MAGIC website, statutorily protected sites were scoped to a distance of 10km from the application site.

UES has not been commissioned to undertake an ecological record search at this stage.

2.2 Field survey

An ecological walkover survey was carried out on 13th May 2026 by Mark Halliwell and Matthew Inthone Chao. The purpose of the surveys was to identify, record and map dominant habitat types within the development area and highlight any further species surveys that may be required based on the quality of those habitats. When conducting the surveys particular focus was concentrated on the following species and habitat features:

- Amphibians
- Reptiles
- Badger *Meles meles*
- Bats
- Hazel dormouse *Muscardinus avellanarius*
- Hedgehog *Erinaceus europaeus*
- Birds
- Trees
- Hedgerows
- Plant communities
- Invasive species
- Otter *Lutra lutra*
- Water vole *Arvicola amphibius*
- White-clawed crayfish *Austropotamobius pallipes*

The habitats were assessed by using the UKHab survey technique, which is a system for environmental audit widely used within the environmental consultancy field. The survey was undertaken in accordance with the methodology in the UK Habitat Classification Version 2.0 (UKHab Ltd, 2023) as recommended by Natural England, and in the "Guidelines for Preliminary Ecological Appraisal" (CIEEM, 2017).

The survey area encompasses all of the land within the development boundary and the land to a distance of 30m outside it where accessible. In line with recognised guidelines, ponds were also scoped to a distance of 500m (250m radius from the survey area). The UKHab survey methodology was extended to record any signs of habitats suitable to support protected / invasive species and any incidental observations of other noteworthy species.

2.3 Survey limitations

There were no limitations encountered during the survey.

3 RESULTS

3.1 Desk study

A desk study was conducted for the proposed development site and surrounding area. Statutorily protected sites were scoped to a distance of 10km. Further results of the desk study can be found at Appendix 1 – Desk study.

3.1.1 Protected sites

Statutorily designated sites

There are no statutorily protected sites within 2km of the proposed development site.

There are 31 statutorily protected sites (designated for ecological reasons) within 2–10km of the site:

- Abney Hall LNR[1]
- Alkrington Woods LNR
- Blackley Forest LNR
- Boggart Hole Clough LNR
- Broad Ees Dole LNR
- Chorlton Water Park LNR
- Chrolton Ees & Ivy Green LNR
- Clayton Vale LNR
- Crookilley Woods LNR
- Gatley Carrs LNR
- Haughton Dale LNR
- Heaton Mersey Common LNR
- Highfield Country Park LNR
- Hollinwood Branch Canal LNR
- Hollinwood Branch Canal SSSI[2]
- Huddersfield Narrow Canal SSSI
- Kenworthy Woods LNR
- Kersal Moor LNR
- Mere Clough LNR
- Mersey Vale Nature Park LNR
- Philip's Park LNR
- Poise Brook LNR
- Reddish Vale LNR
- Rochdale Canal SAC[3]
- Stenner Woods and Milgate Fields, Didsbury LNR
- The Cliff / Kersal Dale LNR
- Three Sisters (Salford) LNR
- Trafford Ecology Park LNR
- Woodbank Park LNR
- Wrights Wood LNR
- Wythenshawe Park LNR

The proposed development site lies within a SSSI Impact Risk Zone (IRZ) within which Natural England do not request that they are consulted on, regarding this type of development.

3.2 Baseline conditions – Habitats

Octagon House is located in Rusholme, 2.5km south of Manchester city centre. The local area is highly urban, composed of by housing complexes, schools, and hospitals. The following principal habitat types were characterised on site:

- u1 Built-up areas and gardens
- u1b Developed land, sealed surface
- u1b5 Buildings
- u1f Sparsely vegetated, urban land

[1] Local Nature Reserve
[2] Site of Special Scientific Interest
[3] Special Area of Conservation

- 32 Scattered trees

The results of the PEA are also shown on the accompanying map at Appendix 2 – UKHab plan. Habitats are colour-coded in accordance with the UKHab standard. A full botanical species list is provided at Appendix 5.

3.2.1 u1 Built-up areas and gardens

Secondary codes: 847

Areas of introduced and ornamental shrubs are located throughout the site, with the largest area located along the western boundary of the site (Appendix 4 – Photographs 1, 2 & 3). Box-leaved honeysuckle *Lonicera ligustrina var. pileata* was found to be prominent throughout a majority of the areas, with other species present including bramble *Rubus fruticosus agg.*, ash *Fraxinus excelsior*, wild cherry saplings *Prunus avium*, ivy *Hedera helix*, sycamore *Acer pseudoplatanus*, Norway maple *Acer platanoides*, bindweed *Convolvulus sp.*, *Mahonia sp.*, red claws *Escallonia rubra*, thorny olive *Elaeagnus pungens*, ornamental dogwood *Cornus sp.*, Oregon grape *Mahonia aquifolium*, beech *Fagus sylvatica*, dandelion *Taraxacum officinale agg.*, thyme-leaved speedwell, wall speedwell *Veronica arvensis*, bittercress, *Viburnum sp.*, cherry laurel *Prunus laurocerasus*, lesser trefoil *Trifolium dubium*, herb Robert *Geranium robertianium*, smooth sowthistle *Sonchus oleraceus*, hedge mustard *Sisymbrium officinale*, stinging nettle *Urtica dioica*, *Epilobium sp.*, hawthorn *Crataegus monogyna* and Oxford ragwort.

Two invasive species were observed with the areas of introduced shrub: wall cotoneaster *Cotoneaster horizontalis* (Photograph 3, Target Note 1) and Himalayan cotoneaster *Cotoneaster simonsii* (Target Note 2).

3.2.2 u1b Developed land, sealed surface

Secondary codes: N/A

The majority of the proposed development site is composed of a hard standing carpark, associated with the buildings onsite (Photograph 4). A small amount of encroaching short perennial / ephemeral vegetation can be found throughout the carpark.

3.2.3 u1b5 Buildings

Secondary codes: N/A

Two buildings are located onsite, which have been numbered for the purposes of this report.

Building 1 is the primary building onsite, Octagon House (Photograph 5). The building is a large, seven storey office building composed of brick and concrete. Large brick towers are located on the north and south aspects of the building. Metal cladding is prominent on the exterior of the higher storeys, surrounding the building on all aspects. The roof is flat, with a number of utility rooms located upon the roof. Feral pigeons were observed to be nesting within the utility rooms on the roof of the building (Photograph 6).

Building 2 is a disused data centre, located at the east of the site. The building consists of a single storey, a brick wall exterior, and a corrugated metal roof (Photograph 7).

The buildings were assessed for their potential to support roosting bats in conjunction with the PEA survey; full details can be found within the bat scoping report (report reference: UES05361/03).

3.2.2 u1f Sparsely vegetated, urban land

Secondary codes: N/A

An area of short perennial and ruderal vegetation is present within the southwest corner of the site, upon a derelict courtyard associated with Octagon House (Photograph 8). Species within the area of ruderal vegetation include herb robert, ivy, *Buddleja davidii*, willowherb species *Epilobium sp.*, bramble, ribwort plantain *Plantago lanceolata*, bittercress species, maple saplings *Acer sp.*, Oxford ragwort, thyme-leaved speedwell, wall speedwell, willow saplings *Salix sp.*, wood avens *Geum urbanum*, hairy tare *Vicia hirsute*, common vetch *Vicia sativa*, cleavers *Galium aparine*, ash saplings, hawthorn saplings, annual meadow grass *Poa annua*, Yorkshire fog *Holcus lanatus*, birch saplings *Betula sp.*, rough meadow grass *Poa trivialis*, barren brome *Bromus sterilis*, Himalayan cotoneaster, and yellow wort *Blackstonia perfoliata.*

A small area of introduced shrub is located with the disused courtyard, in which the invasive species Himalayan cotoneaster is located (Photograph 9).

Another small area of sparsely vegetated, urban land is located along the western site boundary, forming upon a disused garden bed (Photograph 10). Species within the small area consist of herb Robert, wood avens, sticky mouse-ear *Cerastium glomeratum*, common mouse-ear *Cerastium fontanum*, common whitlowgrass *Draba verna*, *Epilobium sp.*, cleavers, Oxford ragwort and common ivy.

3.2.5 32 Scattered trees

Secondary codes: N/A

There are several scattered trees located onsite. Notably, three mature lime trees *Tilia sp.* are located within the disused courtyard at the southwest corner of the site (Photographs 10). Other tree species present include Norway maple and pedunculate oak *Quercus robur*, located within the areas of introduced shrub (Photograph 11).

3.3 Baseline conditions – protected species or resources

As part of the PEA, specific observations of wildlife were also recorded. Wildlife observations focused on protected species, invasive species or species of conservation concern. Habitats with potential to support protected species were noted with a view to follow up surveys if required.

3.3.1 Amphibians

There are no mapped ponds either onsite or within 250m of the proposed development site. The majority of the terrestrial habitats within the development site are unsuitable for great

crested newts (GCNs) or other amphibians as they mainly consist of hardstanding and buildings.

Although the site contains small areas of habitat which amphibians may use for cover, such as introduced shrub and ruderal vegetation, the limited extent of these habitats, combined with the site's highly urban setting and lack of habitat corridors, makes it very isolated from other suitable GCN habitat. Consequently, it is considered unlikely that GCN are present on site.

3.3.2 Reptiles

Similar to the unsuitability for amphibians, the hardstanding carpark which composes the majority of the site are broadly unsuitable for reptiles. The limited habitats for amphibians are restricted to the areas of introduced shrub and ruderal vegetation, which are poor in habitat quality for reptiles. Moreover, the site is highly isolated from suitable habitats further afield by the surrounding urban land. As such, it is considered unlikely that reptiles are present onsite.

3.3.3 Badger

No evidence of badger activity, including setts, snuffle holes, footprints, hairs or latrines, was identified onsite during the walkover survey.

The proposed development site is situated within a highly urbanised area with limited connectivity to suitable habitats further afield. The site itself consists primarily consist of buildings and hardstanding which do not offer suitable habitat for badgers. As such, badgers are not considered to be present onsite.

3.3.4 Bats

A detailed bat scoping survey was also carried out by UES in conjunction with the PEA, full details are included within the associated report (report reference: UES05361/03).

The quality of roosting habitats within Building 1 is considered to be low, with minimal external and internal potential roosting features (PRFs) such as gaps in the form weep holes upon the brick towers, and underneath areas of metal cladding surround the building. No field evidence of bats were found during the internal and external inspections.

The quality of roosting habitats within Building 2 is considered to be negligible, due to a lack of any external or internal PRFs.

There are several trees. A Norway maple is located within an area of introduced shrub north of Octagon House that contains no suitable PRFs for roosting bats. However, a number of other trees are located along the western site boundary including lime, silver birch, and pedunculate oak. A detailed ground-level assessment of these boundary trees was not conducted.

As the site is primarily composed a hardstanding carpark and vegetation is limited to areas of introduced shrub, the site is considered to have low-quality foraging and commuting habitat for bats. In addition, there are higher levels of artificial lighting and noise associated with the surrounding urban environment. Nearby residential buildings may provide alternative roosting opportunities for bats

3.3.5 Hazel dormouse

The habitats on site are unsuitable for dormice. The site is situated in an urban area and there are no hedgerows, native scrub or woodland present onsite, with an absence of key species including hazel *Corylus avellana* and honeysuckle *Lonicera periclymenum.* Therefore, hazel dormice are not considered to be present onsite.

3.3.6 Hedgehogs

The majority of the proposed development site comprises hardstanding surfaces and buildings, which are largely unsuitable for hedgehogs. Small areas of introduced shrub along the western site boundary and ruderal vegetation onsite provide limited opportunities for foraging and sheltering hedgehog; however, they are isolated from suitable habitat within the wider surrounding area. As such, it is considered unlikely that hedgehogs will be present onsite.

3.3.7 Otter, water vole and white-clawed crayfish

There are no watercourses within, or directly adjacent to, the proposed development boundary. As such, the site is considered to be broadly unsuitable for otter, water vole, and white-clawed crayfish.

3.3.8 Birds

A targeted bird survey was not undertaken during the site visit. The areas of introduced shrub along the western boundary and trees of the proposed development site may provide some opportunities for nesting and foraging birds.

3.3.9 Trees

There are several scattered trees across the site in varying states of maturity. Trees on site may be protected by a tree preservation order (TPO), for which a check has not been undertaken.

3.3.10 Hedgerows

There are no hedgerows within the proposed development site.

3.3.11 Plant communities

No plant communities or individual species were recorded on site which are afforded statutory protection in their own right.

3.3.12 Invasive species

Wall cotoneaster and Himalayan cotoneaster were identified onsite during the surveys, within areas of introduced shrub (Appendix 2 – Target notes 1 & 2, Appendix 4 – Photographs 3 & 9). These species are listed Schedule 9 of the Wildlife and Countryside Act 1981. As such, it is an offence to plant or otherwise cause these species to grow in the wild.

4 EVALUATION AND RECOMMENDATIONS

This section provides a brief assessment of the likely impacts associated with the proposed development on the receptors identified during the walkover survey and desk study. It also includes any mitigation and compensation measures which may be required for the proposed development to proceed.

4.1 Habitats

4.1.1 Trees

There are several scattered trees located onsite.

Construction impacts

Site clearance and setting out may involve the direct loss of trees on site. Construction activities too close to root protection areas of retained trees could cause permanent damage.

Mitigation

Trees should be retained where possible and RPAs should be established and implemented around any trees which are to be retained. Where necessary, these areas should be adequately protected by appropriately designed barriers and ground protection throughout the entire development process.

Compensation

If any trees are to be removed, they should be replaced accordingly as part of a detailed landscaping scheme, with only native species to be planted.

Operational impacts

No further impacts envisaged.

4.2 Species

4.2.1 Bats

A detailed bat scoping survey was also carried out by UES in conjunction with the PEA, full details are included within the associated report (report reference: UES05361/03). The quality of roosting habitats within Building 1 is considered to be low; while the quality of roosting habitats within Building 2 is negligible, due to a lack of any external or internal PRFs.

The scattered trees along the western site boundary may contain PRFs, for which an assessment has not been undertaken. No PRFs were noted within the Norway maple located in an area of introduced shrub north of Octagon House, however.

Foraging opportunities are limited to the areas of introduced shrub and ruderal vegetation.

Construction impacts

If bats are roosting within the buildings during site clearance and demolition, they are at risk of direct harm and disturbance and the roosts will be lost permanently. Inappropriate landscaping could also result in the severing of commuting corridors used by bats as well as the loss of foraging habitats.

Mitigation

Building 1 was assessed as having low potential to support roosting bats. As such, a single further bat presence / absence survey is required to determine whether bats are using the buildings for roosting purposes and if so, to determine the species and number of bats present. Further details are included within the associated bat scoping report (report reference UES05361/03).

If any of the boundary trees will be affected by the proposed development, a ground level tree assessment (GLTA) will need to be undertaken to assess the potential of the trees onsite to support roosting bats. If any trees due to be impacted are found to have potential to support roosting bats, further surveys may be required from May to August inclusive.

Any external lighting installed as part of the development should be designed to be wildlife friendly and avoid overspill onto habitats along the site boundaries (Appendix 6 – External lighting guidance).

Enhancements

The provision of bat boxes as part of the development proposals would increase the roosting opportunities for bats on site but would also increase the ecological value of the site. At the time of writing this report no detailed plans are available, but bat boxes that could be used on site include:

- Schwegler 1FF box (affixed to buildings)
- Schwegler 2F box (affixed to buildings)
- Schwegler 2FR bat tube (installed in connected pairs or threes into the external walls of buildings)

Bat boxes affixed to trees should be fitted at a height of between 5 and 6m metres on a southerly aspect.

The bat boxes affixed to, or installed into the external walls of buildings should be installed just below the eaves / roof height. No detailed lighting proposals are as yet available to UES, however care must be taken when installing any new lighting to ensure that light spillage onto the bat boxes is minimised. This may require the use of cowling or relocation of the bat box or lighting.

It should be noted that once bat inhabits a bat box, they may only be disturbed by a licensed bat worker.

Operational impacts

No operational impacts are envisaged.

4.2.2 Birds

The small area of introduced shrub along the western boundary of the site has some, albeit limited, potential to support nesting birds. Additionally, feral pigeons were observed to be nesting within the utility rooms upon the roof of Building 1.

Construction impacts

Vegetation removal could result in the direct loss of nests, any individuals within the nests and of available nesting territories if conducted during the breeding season.

Mitigation

Site clearance and vegetation removal is to take place outside of the breeding bird season and should not be undertaken from March to August inclusive. If this is not possible and works need to take place between this period, a targeted breeding bird nest scoping survey should be conducted by a suitably qualified ecologist immediately prior to the works, or an ecological clerk of works appointed to oversee the works.

Additionally, feral pigeons were identified within the building onsite, and feral pigeons are known to breed all year round. Given the number of pigeons present and the potential for birds to be nesting at the time of the proposed works, it may be necessary to engage the services of a pest control contractor who may be able to remove the feral pigeons under general licence, provided that all the necessary criteria have been met.

Compensation and enhancement

To compensate for the loss of vegetation, consideration should be given to providing replacement habitat for foraging and nesting birds by incorporating tree, shrub or scrub planting as part of the landscaping proposals.

Compensation for the loss of nesting habitat and the enhancing of the nesting habitat on site can also be provided through the provision of bird nest boxes. Bird boxes that could be used on site include:

- Schwegler 1SP sparrow terrace (affixed to building below the eaves)
- Schwegler 3S starling nest box (affixed to buildings)
- Schwegler 1MR Avianex box (affixed to buildings)
- Manthorpe swift nest brick (incorporated into the external walls of buildings)

The bird boxes should be sited at a minimum height of three metres and be oriented between north and east, thus avoiding strong sunlight and the wettest winds.

Operational impacts

Inappropriate management of the habitats on site could degrade them and render them unsuitable for wildlife.

Mitigation

It is important to implement good horticultural practice in any landscaping scheme, including the use of peat-free composts, mulches and soil conditioners. The use of pesticides

(herbicides, insecticides, fungicides and slug pellets) should be discouraged to prevent fatal effects on the food chain. Any pesticides used should be non-residual.

4.2.3 Invasive species

The non-native, invasive species of wall cotoneaster and Himalayan cotoneaster were identified within areas of introduced shrubs onsite. These species are listed under Schedule 9 of the Wildlife and Countryside Act 1981. As such, it is an offence to plant or otherwise cause this species to grow in the wild.

Construction impacts

Site clearance and setting out could result in the disturbance and dispersal of these species on and off site.

Mitigation

Invasive species will need to be eradicated prior to the start of works in the affected area in order to ensure that they do not spread across the site or onto adjacent areas. It is essential that a competent and qualified person carries out any herbicide treatment.

Operational impacts

If these species are eradicated prior to the start of works on site, no further operational impacts are envisaged. However, complete eradication is an ongoing process, and if it is not treated as such, the plants can return and continue to spread. This could become more acute with increased activity on site.

5 CONCLUSION

The proposed development site has an area of approximately 1.18ha and is comprised of an office complex with an associated hardstanding carpark. Areas of introduced shrub are located throughout the site, with a large area located along the western site boundary. An area a sparsely vegetated urban land is located within the southwest corner of the site. Several scattered trees are located onsite, primarily along the western site boundary.

The PEA has highlighted potential impacts associated with the following ecological receptors on or adjacent to the site: breeding birds, bats, trees, and invasive species. Provided these issues are addressed in accordance with the recommendations detailed in this report, the development may proceed without adversely impacting the aforementioned ecological receptors.

The development also presents an opportunity to enhance the habitats available to wildlife on site. Native species planting should be incorporated where possible, and the provision of bat, bird and insect boxes, hedgehog highways and nest boxes would provide additional features for wildlife locally.

6 REFERENCES

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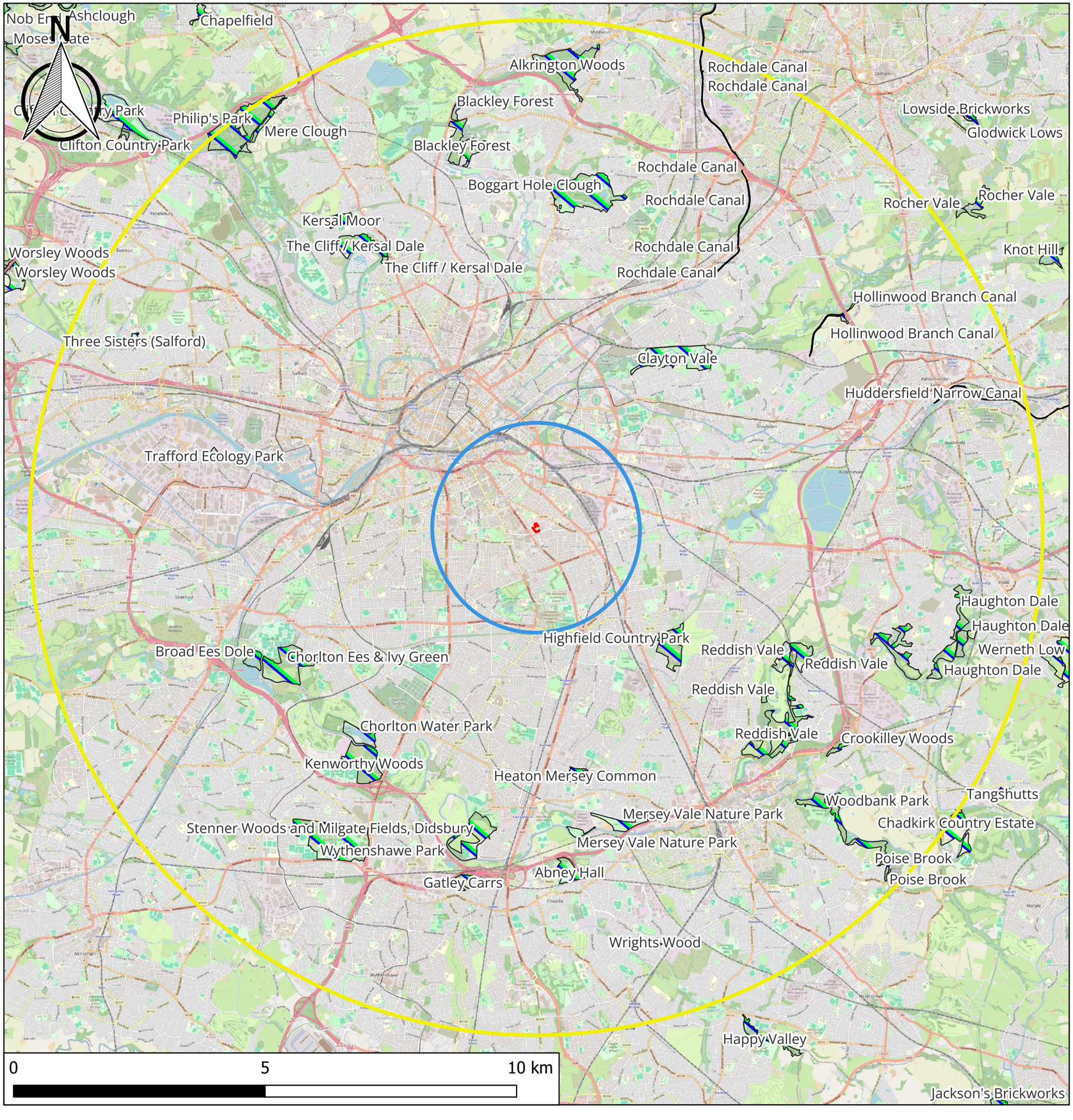
UKHab Ltd (2023). *UK Habitat Classification Version 2.0.* Available at: *https://www.ukhab.org.uk).*

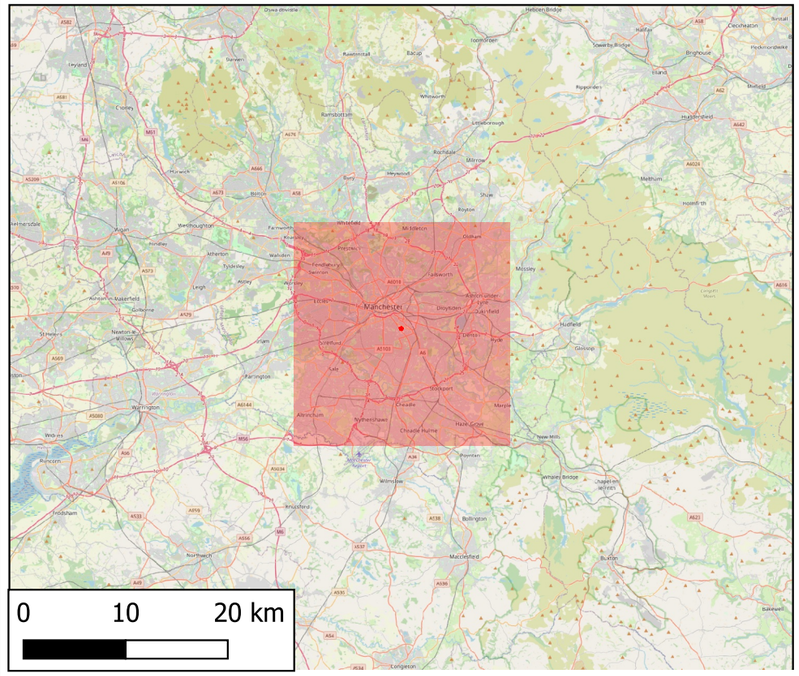
APPENDICES

Appendix 1 – Desk study

Statutorily Designated Sites

Site: Octagon House, Rusholme
NGR: SJ 85613 95962
Author: Matthew Inthone Chao
Date: 12/06/2026





Key:

- Local Nature Reserve
- National Nature Reserve
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- Development boundary
- 2km site buffer
- 10km site buffer

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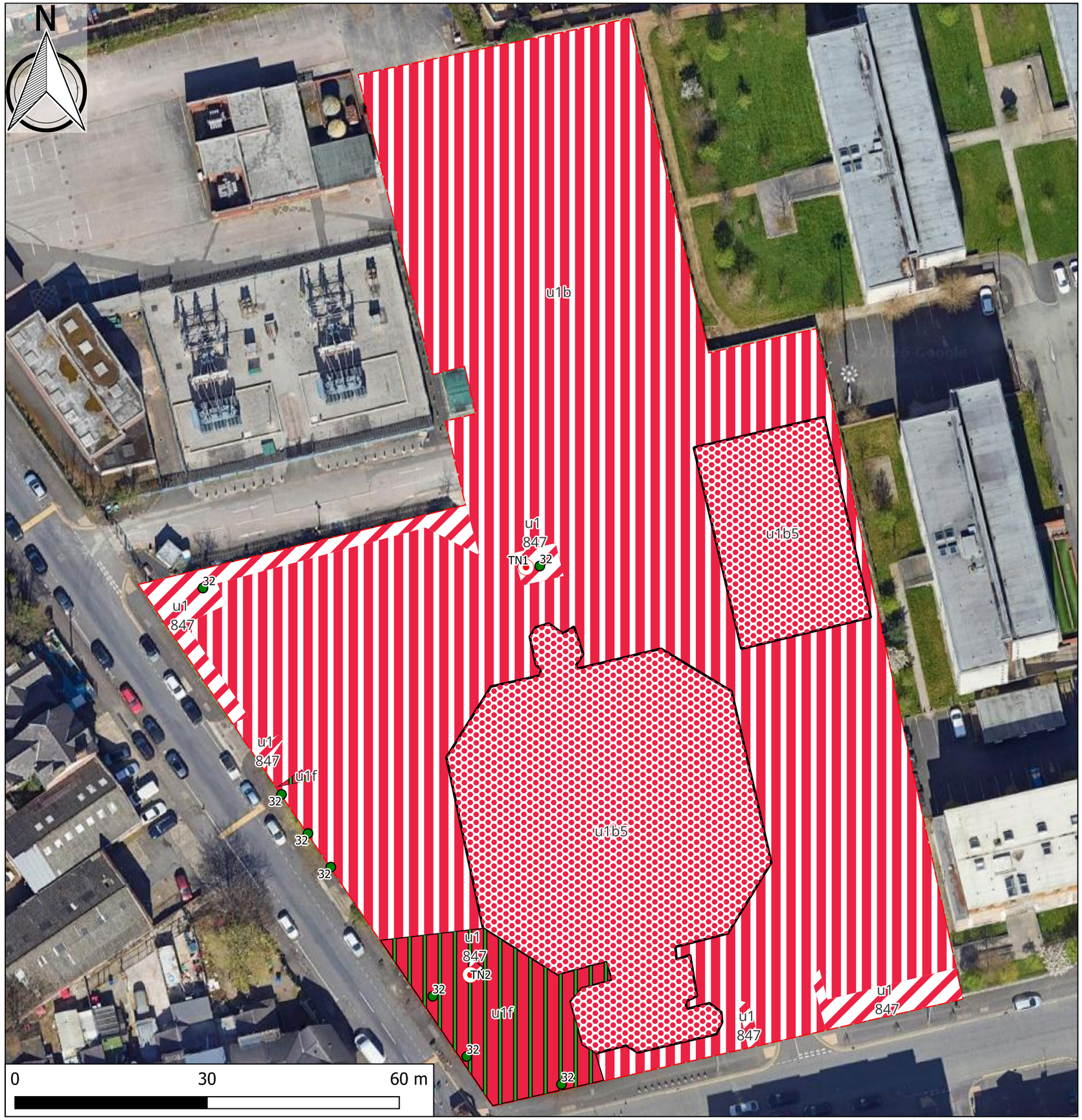
Appendix 2 – UKHab plan

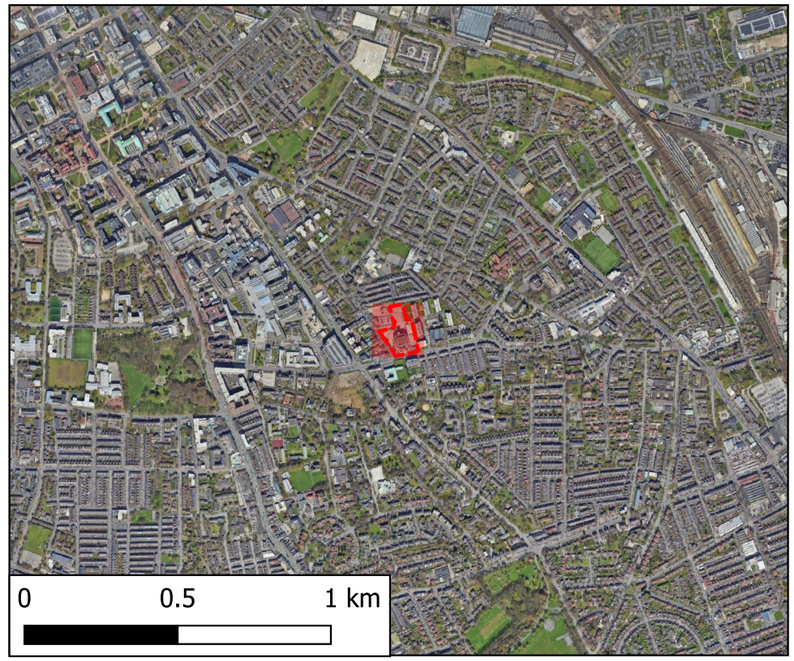
Target Note 1 – Wall cotoneaster

Target Note 2 – Himalayan cotoneaster

UK Habitat Classification Plan

Site: Octagon House, Rusholme
NGR: SJ 85613 95962
Author: Matthew Inthone Chao
Date: 11/06/2026





Key

- u1 - built-up areas and gardens
- u1b - developed land. sealed surface
- u1b5 - buildings
- u1f - sparsely vegetated urban land
- 32 - scattered trees
- Target notes
- Survey boundary

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Appendix 3 – Aerial photographs


Octagon House, Rusholme
Close aerial photograph
Survey boundary
Map data © 2026 Google, Imagery © 2026 Google


Octagon House, Rusholme
Wide aerial photograph
Site Location
Map data © 2026 Google, Imagery © 2026 Google

Appendix 4 – Photographs



Photograph 1 – Example of an area of introduced shrub onsite.



Photograph 2 – Large area of introduced shrub along the western site boundary.



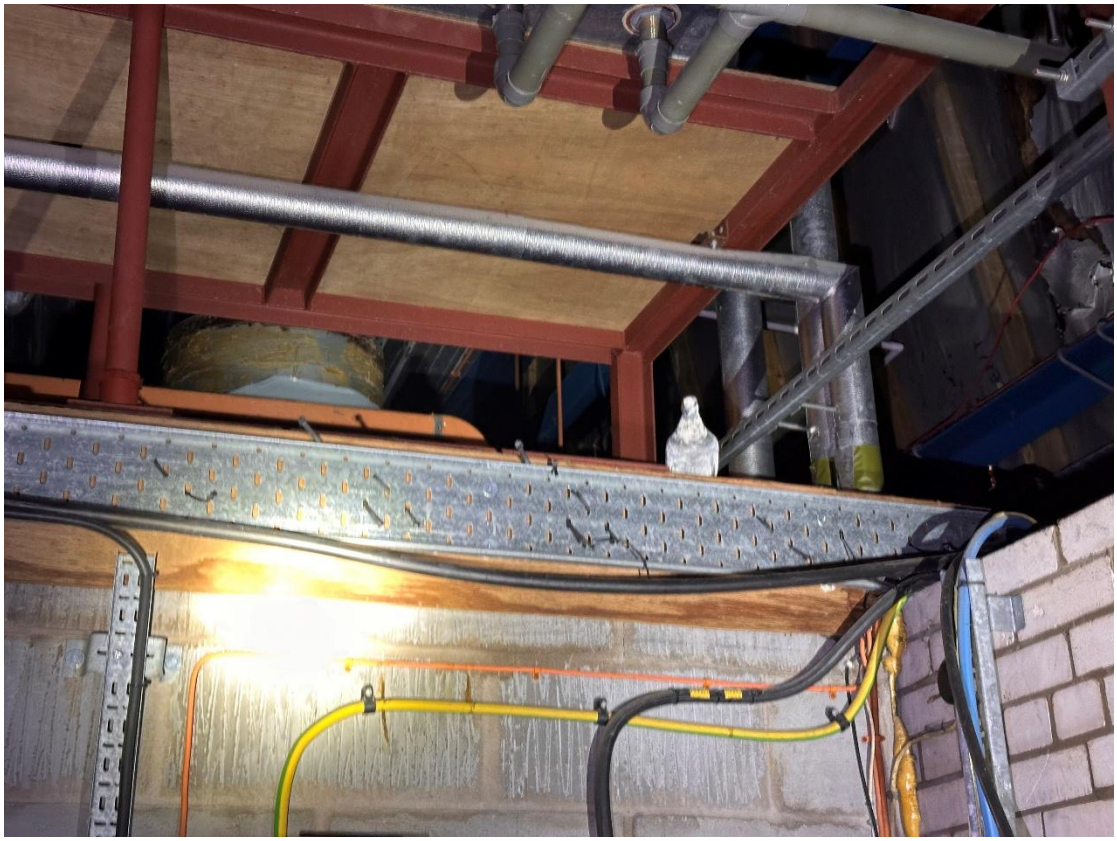
Photograph 3 – Example of an area of introduced shrub, with the invasive species wall cotoneaster pictured.



Photograph 4 – Hardstanding carpark, which composes the majority of the site.



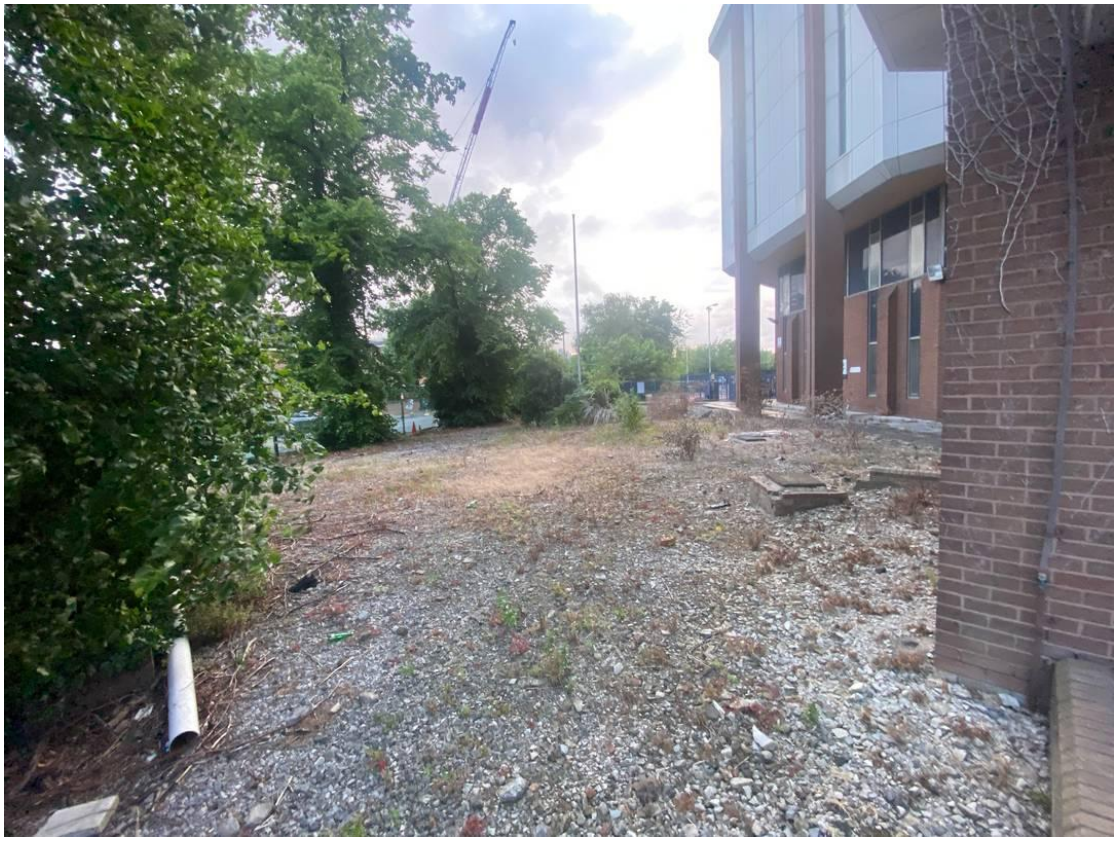
Photograph 5 – Building 1, Octagon House.



Photograph 6 – Feral pigeon within utility room of Building 1.



Photograph 7 – Building 2, a disused data centre.



Photograph 8 – Area of ephemeral and ruderal vegetation over bare ground.



Photograph 9 – Small area of introduced shrub within ruderal vegetation. The invasive species Himalayan cotoneaster is located within the area of introduced shrub.



Photograph 9 – Small area of sparsely vegetated, urban land is located along the western site boundary.



Photograph 10 – Example of a scattered tree within the area of ruderal vegetation.



Photograph 11 – Example of a scattered tree within an area of introduced shrub.

Appendix 5 – Botanical species list

Scientific name	Common name
Acer platanoides	Norway maple
Acer pseudoplatanus	Sycamore
Acer sp.	Maple
Betula sp.	Birch
Blackstonia perfoliata	Yellow wort
Bromus sterilis	Barren brome
Buddleja davidii	Buddelja
Cardamine sp.	Bittercress species
Cerastium fontanum	Common mouse-ear
Cerastium glomeratum	Sticky mouse-ear
Convolvulus sp.	Bindweed
Cornus sp.	Dogwood
Cotoneaster horizontalis	Wall cotoeaster
Cotoneaster simonsii	Himalayan cotoneaster
Crataegus monogyna	Hawthorn
Draba verna	Common whitlowgrass
Elaeagnus pungens	Thorny olive
Epilobium sp.	Willowherb species
Escallonia rubra	Red claws
Fagus sylvatica	European beech
Fraxinus excelsior	European ash
Galium aparine	Cleavers
Geranium robertianium	Herb Robert
Geum urbanum	Wood avens
Hedera helix	Ivy
Holcus lanatus	Yorkshire fog
Lonicera ligustrina var. *pileata*	Box-leaved honeysuckle
Mahonia aquifolium	Oregon grape
Mahonia sp.	Mahonia
Plantago lanceolata	Ribwort plantain
Poa annua	Annual meadow grass
Poa trivialis	Rough meadow grass
Prunus avium	Wild cherry
Prunus laurocerasus	Cherry laurel
Quercus robur	Pedunculate oak
Rubus fruticosus agg.	Bramble
Salix sp.	Willow
Senecio squalidus	Oxford ragword
Sisymbrium officinale	Hedge mustard
Sonchus oleraceus	Smooth sowthistle
Taraxacum officinale agg.	Dandelion
Trifolium dubium	Lesser trefoil
Veronica arvensis	Wall speedwell
Veronica serpyllifolia	Thyme-leaved speedwell
Viburnum sp.	Viburnum (ornamental varierty)
Vicia hirsuta	Hairy tare
Vicia sativa	Common vetch

Appendix 6 – External lighting guidance

Lighting scheme in relation to bats

The two most important features of street and security lighting with respect to bats are:

1. The UV component. Low or zero UV installations are preferred to reduce attraction of insects to lighting and therefore to reduce the attraction of foraging bats to these areas.

2. Restriction of the area illuminated. Lighting must be shielded to maintain dark areas, particularly above lighting installations, and in many cases, land adjacent to the areas illuminated. The aim is to maintain dark commuting corridors for foraging and commuting bats. Bats avoid well lit areas, and these create barriers for flying bats between roosting and feeding areas.

UV characteristics:

Low

- Low pressure Sodium Lamps (SOX) emit a minimal UV component.
- High pressure Sodium Lamps (SON) emit a small UV component.
- White SON, though low in UV, emit more than regular SON.

High

- Metal Halide lamps emit more UV than SON lamps, but less than Mercury lamps
- Mercury lamps (MBF) emit a high UV component.
- Tungsten Halogen, if unfiltered, emit a high UV component
- Compact Fluorescent (CFL), if unfiltered, emit a high UV component.
- Variable
- Light Emitting Diodes (LEDs) have a range of UV outputs. Variants are available with low or minimal UV output.
- Glass glazing and UV filtering lenses are recommended to reduce UV output.

Street lighting

- Low-pressure sodium or high-pressure sodium must be used instead of mercury or metal halide lamps. LEDs must be specified as low UV. Tungsten halogen and CFL sources must have appropriate UV filtering to reduce UV to low levels.
- Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each lamp to direct light and contain spillage. Light leakage into hedgerows and trees must be avoided.
- If possible, the times during which the lighting is on overnight must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to reduce the amount of 'lit time' and provide dark periods.

Security and domestic external lighting

The above recommendations concerning UV output and direction apply. In addition:

- Lighting should illuminate only ground floor areas. Light should not leak upwards to illuminate first floor and higher levels.
- Lamps of greater than 2000 lumens (150 W) must not be used.
- Movement or similar sensors must be used. They must be carefully installed and aimed, to reduce the amount of time a light is on each night.
- Light must illuminate only the immediate area required, by using as sharp a downward angle as possible. Light must not be directed at or close to bat roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit.
- Wide angle illumination must be avoided as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.
- Lighting must not illuminate any bat bricks and boxes placed on buildings, trees or other nearby locations.

Taken from the Bat Conservation Trust

Appendix 7 – Landscape design for birds

SPECIES	F	SIZE				LOCATION			SOIL MOISTURE	BENEFITS TO WILDLIFE
		T	S	M	L	H	W	Su/Sh		
TREES										
Alder*	D				Y			Su	M	Seed food for birds
Beech*	D			Y	Y	Y		Su	D	Seed food for birds
Birch*	D		Y	Y	Y			Su	D	Seed food for birds
Bird cherry *	D			Y	Y			Su	D	Food for birds, flowers attract insects
Crab apple*	D		Y	Y	Y			Su	D	Food for birds, flowers attract insects
English oak*	D				Y			Su	D	Food for birds, insects and mammals, nesting sites
European larch*	D				Y			Su	M	Seed food for birds
Holly*	E		Y	Y	Y	Y		Su	D	Fruits eaten by birds, food plant of holly blue butterfly
Juniper*	E							Su	D	Shelter and nest sites, fruits eaten by thrushes
Lime*	D				Y	Y		Su	D	Seed food for birds
Rowan*	D			Y	Y			Su	D	Fruits eaten by birds
Scot's pine*	E				Y			Su	D	Seed food for birds
Swedish whitebeam	D		Y	Y	Y			Su	D	Food for birds, flowers attract insects
Wild cherry*	D			Y	Y			Su	D	Food for birds, flowers attract insects
Yew*	E		Y	Y	Y	Y		Su	D	Food for birds, nesting sites
SHRUBS										
Barberry	B	Y	Y	Y	Y	Y		Su	D	Good shelter and nest cover for birds, berries may provide food
Blackthorn*	D			Y	Y	Y		Su	M	Attracts insects, food for birds, nesting sites
Buckthorn*	D			Y	Y	Y		Su/Sh	D	Food plant of brimstone butterfly, fruits eaten by birds
Butterfly bush	E	Y	Y	Y	Y	Y		Su	D	Attracts insects
Californian lilac	E			Y	Y	Y	Y	Su	D	Flowers attractive to various insects
Dogwood*	D			Y	Y	Y		Su	D	Food for birds, winter stem colour
Elder*	D		Y	Y	Y	Y		Su	D	Food for birds
Escallonia	E			Y	Y	Y		Su	M	Flowers attractive to various insects, tolerant of salt - good in coastal areas
Field maple*	D		Y	Y	Y	Y		Su	D	Good source of insect food for birds
Firethorn	E	Y	Y	Y	Y	Y	Y	Su	D	Berries popular with many bird species
Flowering current	D		Y	Y	Y			Su	D	Early flowers attractive to insects
Forsythia	D		Y	Y	Y	Y	Y	Su	D	Early flowers attractive to insects
Garria	E	Y	Y	Y	Y		Y	Su	D	Winter catkins, early cover for nesting birds
Goat willow*	D	Y	Y	Y	Y			Su	D	Catkins attractive to bees, good source of insect food for birds
Gorse*	E			Y	Y	Y		Su	D	Early flowers attractive to insects, good protection for birds
Rhytismatales	E			Y	Y	Y		Su	D	Good cover, tolerant of salt - good in coastal areas
Guelder-rose*	D			Y	Y	Y		Su	D	Food for birds & insects
Hawthorn*	D		Y	Y	Y	Y		Su	D	Flowers attractive to insects, fruits eaten by birds, good shelter and nesting site
Hazel*	D	Y		Y	Y	Y		Su	D	Food for birds, insects and mammals, nesting sites
Laurel-leaved vibumum	E		Y	Y	Y			Su	D	Early flowers good for insects, good cover for birds

Lavender	E	Y	Y	Y	Y	Y		Su	D	Flowers attract many insects, seeds popular with finches
Lilac	D		Y	Y	Y			Su	D	Flowers attractive to insects
Oregon grape	E		Y	Y	Y			Su/Sh	M	Early flowers good for insects
Pheasant berry	E			Y	Y			Su	D	Berries popular with many bird species
Privet*	E		Y	Y	Y	Y		Su	D	Flowers attract butterflies, produces berries
Rose	D	Y	Y	Y	Y	Y	Y	Su	D	Fruits of some varieties attractive to birds
Rosemary	E	Y	Y	Y	Y	Y		Su	D	Flower attract many insects
Shad bush	D		Y	Y				Su	M	Flowers attract insects, early forming berries good for thrushes
Snowberry	D			Y	Y	Y		Su/Sh	D	Flowers attractive to bees, fruits attractive to birds, dense stems provide cover
Spindle*	D		Y	Y	Y			Su	D	Berries eaten by birds, but poisonous to mammals
Tamarix	D			Y	Y	Y		Su	D	Flowers attractive to various insects, tolerant of salt - good in coastal areas
CLIMBERS & RAMBLERS										
Bramble*	D		Y	Y	Y	Y	Y	Su/Sh	D	Food for birds, insects and mammals, nesting sites
Clematis	D	Y	Y	Y	Y			Su	D	Nesting sites
Honeysuckle*	D	Y	Y	Y	Y	Y	Y	Su/Sh	D	Attractive to insects, good nesting site, food for birds
Ivy*	E	Y	Y	Y	Y	Y	Y	Su/Sh	D	Attractive to insects, good nesting site, food for birds
Rose	D	Y	Y	Y	Y	Y	Y	Su	D	Fruits of some varieties attractive to birds
Winter jasmin	E	Y	Y	Y	Y	Y	Y	Su	D	Early flowers attractive to insects
Wisteria	D	Y	Y	Y	Y		Y	Su	D	Attractive to insects, good nesting site

KEY			
*****	Native (NB: some varieties are cultivars or non-native)	**Location**	H = may be used as a hedge plant
F	D = Deciduous		W = may be used as a wall shrub
Foliage type	E = Evergreen		Su = Sunny borders
	B = Both		Sh = Shade tolerant
Size	T = Terraces & balconies		Su/Sh = Grows in partial shade
Suitable for garden sizes	S = Small garden (</= 6m x 4m)	**Soil mositure**	D = Well drained
	M = Medium gardens (</= 12m x 6m)		M = Moist
	L = Large gardens (> 12m x 6m)		W = Wet soil