



FAO Dan Aspinall
ARTAL,
9 Jordan Street,
Manchester
M15 4PY

Date 15th June 2026
Project Ref UG2162

Dear Dan,

Re: 140 Great Ancoats Street – Ecological walkover

Introduction

Urban Green, on behalf of ARTAL, undertook an ecological walkover of 140 Great Ancoats, Manchester (hereafter referred to as “the site”) in June 2026. The purpose of the survey was to review the site’s ecological conditions with those assessed in Urban Green’s Preliminary Ecological Appraisal (PEA) of the site in March 2025, which are detailed in the report “UG_2162_ECO_PEA_05”. The survey was conducted in support of a full planning application at the site, for complete demolition of the existing structure and construction of a residential high rise with associated hard and soft landscaping.

Purpose of this Report

No works have been conducted at, nor modifications made to the site since the time of the PEA survey in 2025. Considering the relatively small size and highly urban location of the site, it is anticipated that the assessments made in the 2025 survey remain the same. The 2026 walkover survey was conducted to reaffirm the assessments made in 2025, and this letter statement produced to serve as an addendum to the original PEA report (Urban Green 2025), revalidating its assessments and noting any changes to them.

Ecology Background

A Preliminary Ecological Appraisal (PEA) report was issued as part of the overarching development project at the site in March 2025 by Urban Green. In summary the ecological conditions and constraints were:

- The site was assessed to comprise predominantly developed land; sealed surface, buildings, and a line of urban trees along the eastern perimeter, as described by UK Habitat Classification. The site is within a highly urbanised area of Manchester city centre and experiences high levels of anthropogenic disturbance including light and noise disturbance and therefore provides limited ecological value.
- Based on consultation with MAGIC, two non-statutory designated Sites of Biological Importance (SBIs) are situated within 1km of the site, the Ashton Canal, 150m southeast of the site, an important wildlife corridor connecting central and northeast Manchester and the Rochdale Canal, 250m northwest of the site, supporting floating water plantain, and nine species of pondweed. Furthermore, the site falls within the Impact Risk Zone of the Rochdale Canal SAC area, which begins 4.7km north of the site. It was assessed that no negative impacts on these sites would result from the proposed development.
- No waterbodies were present on site; however, the Rochdale Canal lies 250m west of the site, with the Ashton Canal 150m east of the site. No further ponds were found to be present within 250m of the site.

- The PEA recommended that protective fencing be installed to protect the retained trees on site.
- One further bat emergence survey was recommended if the proposed development did not take place before the start of the 2025 survey season (May onwards).
- No further surveys were recommended.

A Preliminary Roost Assessment (PRA) was undertaken by Urban Green in 2023 (ref: UG_2162_ECO_PRA_01). In summary the ecological conditions and constraints were:

- The PRA assessed the on site building as providing low potential for roosting bats due to the presence of suitable potential roosting features (PRFs).
- A recommendation to complete one bat emergence survey and technical report, which Urban Green completed in August 2023.

One emergence survey and corresponding Bat Survey Report (BSR) (ref: UG_2162_ECO_BSR_01) was conducted by Urban Green in August 2023 with the following constraints and recommendations:

- Bat activity was limited to occasional commuting activity of common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*).
- No bat emergence or identification of a roost were identified during the survey.
- It was recommended that the lighting strategy onsite should follow the guidance outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK: Guidance Note GN 08 / 23" (2023).
- It was recommended a further emergence survey should be undertaken if the development works were not completed by May 2025.

Walkover Results

The updated ecological walkover was completed by Jo Reeves BSc, AMIEnvSc, Assistant Ecologist at Urban Green on 11th June 2026. All baseline habitats were assessed to be the same, and in the same condition, as originally surveyed in 2025; developed land; sealed surface, buildings, and a line of urban trees. The building was in a similar condition to that assessed in the 2025 PEA and 2023 PRA and subject to the same constraints and recommendations.

During the walkover no birds were observed on the site with no obvious signs of nesting in any of the on-site trees. The trees directly border the busy Great Ancoats Street and as such are subject to high levels of anthropogenic disturbance.

To that end, all baseline ecological constraints are considered to be the same as assessed in the 2025 PEA.

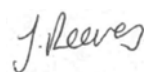
Summary

The site walkover found no ecological changes to those identified in the original PEA (Urban Green, 2025). It is anticipated that the site continues to provide low suitability for roosting bats, for which a further emergence survey on the building will be undertaken by Urban Green in June 2026.

To that end, the assessments and recommendations of the 2025 PEA are considered revalidated for a renewed period of 18 months until December 2027. This letter statement is to serve as an addendum to the 2025 report, supporting it as such.

Please let me know if you require any further information.

Yours sincerely,



Jo Reeves

Assistant Ecologist, BSc, AMIEnvSc

