Landscape Ecology Limited
☎ 01925 574451 07738 069721

2 Manchester Road, Chorlton-cum-Hardy, Manchester M21 9JG

Preliminary Ecological Appraisal



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Landscape Ecology Limited
Warrington Business Centre
Gilbert Wakefield House
67 Bewsey Street
Warrington WA2 7JQ
Tel: +44 (0)1925 574451
www.landscapeecology.co.uk

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Preliminary Ecological Appraisal

Author	Don Kernott MCIEEM	[redacted]
Reviewer	Andrew Saunders MCIEEM	[redacted] **REV A ONLY**
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Cover Photo - view looking north-east towards structure from corner of High Lane & Manchester Road.

1 EXECUTIVE SUMMARY

Contents	Summary
Site Location	2 Manchester Road, Chorlton-cum-Hardy, Manchester M21 9JG. The site centre is located at Grid Ref: SJ 81344 93851 What3Words /// global.cheek.pays with access off Manchester Road.
Previous Known Surveys	None
Scope of Works & Proposal	Preliminary Ecological Appraisal (PEA) in relation to a proposed single dwelling residential development.
Results	There are no known Statutory Sites and three known Local Nature Reserves within the 2km search area. The site is a two-storey brick built residential dwelling. There is a partial extension into the roof space to the east providing further rooms and a basement matching the ground floor layout. Ivy *Hedera helix* extends up the structure walls in places. Hardstanding footpath and parking surrounds the structure, with the rest of the land made up of overgrown vegetation and trees. A UK Hab plan showing the indicative red-line site boundary and various habitats can be found at **Appendix A**. Other than a small shallow silt laden pond on the site, there are no known ponds within 250m of the centre of the site when looking at OS mapping. Nearby green infrastructure include the rear and front gardens of adjacent properties, Chorlton Brook and the River Mersey, parks, playing fields, a golf course and a cemetery. As part of the PEA, a methodical external and internal appraisal was undertaken of the structure as per Chapters 4 and 5 Bat Surveys for Professional Ecologists – Good Practice Guidance (Collins 2023). No evidence of bat species presence was encountered; however a number of features were observed that offer potential roosting opportunities for bats or potential access to the roof space. The mature weeping ash *Fraxinus excelsior* 'Pendula' along High Lane to the south-east corner of the site had one potential cavity east at approximately 7m. The external inspection of the structure revealed no evidence of nesting birds. However, internally fireplaces in two rooms exhibited evidence of twigs indicating potential nesting on chimneys of Corvid species. Vegetation, much of which is dense evergreen, did not indicate use by nesting birds at the time of the survey. Hedgehog *Erinaceus europaeus*, a UK BAP species and a species of principal importance under the Natural Environment and Rural Communities Act 2006, which places a duty on public bodies to consider the conservation of these species. No observations of hedgehog on site were made but it has the potential to be present. Due to the profoundly urban and fragmented nature of the site, no other protected species are considered likely to be present.
Evaluation / Recommendations	The age and condition of the structure offers potential features for roosting bats. There are voids, gaps and cracks throughout and access for bat species to the loft space appears available – see **Figure 2** and **Appendix B.** Based on the age of the structure, surrounding habitats and potential

Contents	Summary
	bat roosting features observed it is considered that the structure offers **moderate potential** suitability for roosting bats. Collins 2023 identifies ***moderate potential*** suitability means a structure with one or more potential roost sites that could be used by bats due to their size, shelter, condition, protections and surrounding habitats but are unlikely to support a roost of high conservation status. Collins 2023 requires that for structures with a moderate roost potential two separate dusk emergence surveys should be undertaken between May and September with at least one being undertaken between May and August. However, additional survey effort may be required in order to confidently characterise any roost(s) e.g. high conservation status or not. The site walkover in March 2025 and May-July 2026 did not observe any nesting activity in structure or vegetation however, vegetation is dense and much of it evergreen. It could be expected that nesting birds are likely to make use of the dense vegetation for nesting and/or parts of the structure e.g. chimney. It's recommended that any vegetation clearance or structural demolition take place outside the bird breeding season (1st March to 31st August inclusive). If vegetation clearance or structural demolition must take place during the bird breeding season, then a suitably qualified ecologist should make appropriate checks immediately prior to commencement of the works. If a nest is found, the feature containing the nest will be left undisturbed until nesting is complete, and any young have fledged. This may require coordinating any work in an appropriate manner to avoid disturbance. Hedgehog might be present in the garden vegetation and may use the site incidentally. The recommended approach to site clearance is to reduce overgrown vegetation down to approximately 200mm and leave overnight, preferably in mild weather conditions. This would allow any hedgehogs present at the time to arouse and flee safely. To ensure the area is clear of potential hedgehogs, the following day there would be a hand search of the area cleared and any other potential locations that hedgehog could be hibernating/resting, e.g. under log piles or other debris.
Potential Enhancement	**Appendix C** provides an example of a suitable bird box recommended to be installed in liaison with a suitably qualified ecologist. A suitable location could be the mature weeping ash trees.

2 INTRODUCTION

2.1 Background and Purpose of Survey

2.1.1 Landscape Ecology Limited has been instructed by Mr and Mrs Martin and Olivia Edge to undertake a Preliminary Ecological Appraisal (PEA) on a residential structure at 2 Manchester Road, Chorlton-cum-Hardy, Manchester M21 9JG (hereafter referred to as the site).

2.1.2 The overall aim of PEA is to map and discuss existing habitats on and adjacent to the site and determine the potential for presence/absence of protected species.

2.1.3 Should protected species be present or have the potential to be present, further surveys may be required and appropriate mitigation would be formulated to avoid potentially adverse effects.

2.1.4 The site visit for the PEA was undertaken on Tuesday the 18th of March 2025 by Mr Donald Kernott of Landscape Ecology Limited. Donald is a full member of The Chartered Institute of Ecology and Environmental Management (MCIEEM), and he also holds a Level 1 Class Licence for great crested newts *Triturus cristatus* (No. 2014-5448-CLS-CLS) and a Level 2 Class Licence for bats (No. 2015-16995-CLS-CLS).

2.1.5 The compilation of this report has been undertaken in accordance with CIEEM report writing standards (CIEEM 2017) and the British Standard (BS) 42020 Biodiversity – Code of Practice for Planning and Development (BSI 2013).

2.1.6 A PEA (UK Hab) plan (see **Appendix A**) has been compiled in reference to Handbook for Phase 1 Habitat Survey (JNCC 2010). Phase 1 Habitat Survey is transitioning to UK Hab which allows for direct interpretation of baseline habitat survey data into habitat types.

2.1.7 All habitat types have been mapped at a fine scale which is considered an appropriate scale for mapping habitats i.e. a habitat area was only mapped if the habitat was greater than 25m² or 5m in length or in the professional opinion of the author as relevant.

2.1.8 Each habitat was assigned a Primary Code of the Professional Edition of the UK Hab Field Key (Butcher *et al*. 2020) at a minimum of the Level 3 hierarchy, using the UK Hab Habitat Definitions for reference. Secondary Codes were then applied where appropriate to provide additional context to the habitats.

2.1.9 Selected images of the (existing) structure, habitats and any findings can be found at **Appendix B**.

2.2 Site Location and Description

2.2.1 The site centre is located at Grid Ref: SJ 81344 93851 What3Words /// global.cheek.pays (see **Figure 1**) with access off Manchester Road.

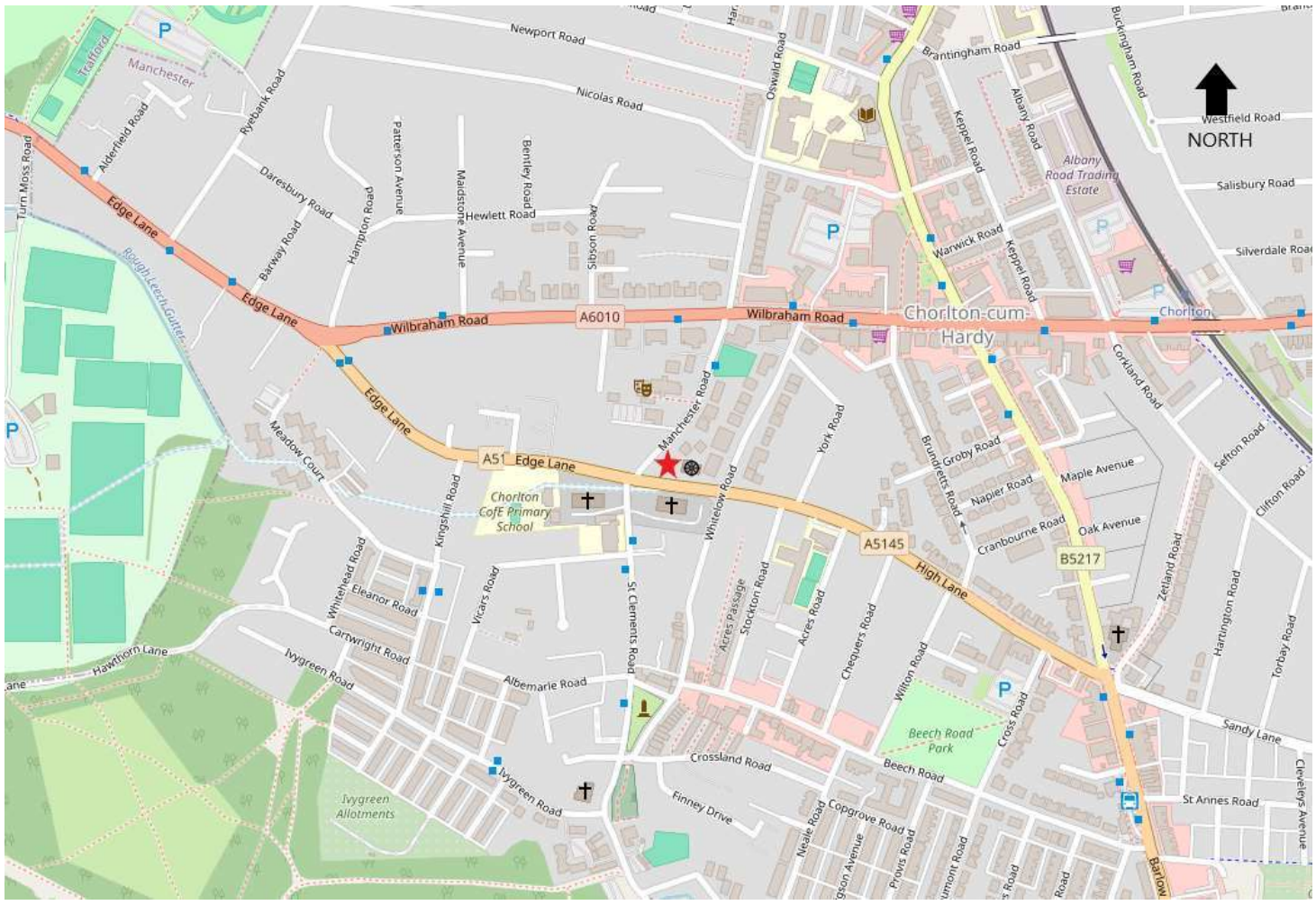


Figure 1: showing indicative location of the site starred red.

2.2.2 The site is located approximately 4.9km south-west of Manchester City Centre in the primarily urban residential area of Chorlton-cum-Hardy.

2.2.3 The site is a two-storey brick built residential structure constructed approximately 120 years ago (Structural Surveys & Design 2024). Hardstanding footpath and parking surrounds the structure with the rest of the land made up of overgrown vegetation and trees. (see **Appendix A**). It is understood the property has not been inhabited for approximately two years.

2.3 Proposed Works

2.3.1 It is proposed that the existing structure is demolished and replaced by a modern residential dwelling, similar in size.

2.4 Limitations

2.4.1 PEA site surveys are normally undertaken between April and September in order to more clearly understand the seasonal vegetation communities that may be present on the site. However, as this site is predominantly structure and hardstanding with garden in an urban location, it is considered that any seasonal constraints are unlikely to compromise the integrity of this report. Furthermore, numerous revisits during the period May to July 2026 have been made to confirm initial findings.

3 SURVEY METHODS

3.1 Desk Study

3.1.1 Desk-based ecological information was collated for a 2km radius from the site from a number of sources, as described below.

3.1.2 The Multi-Agency Geographical Information for the Countryside (MAGIC) website (www.magic.gov.uk) was used to search for any statutory designated sites of nature conservation importance including Special Protection Areas (SPA) and Special Areas of Conservation (SAC), Ramsar sites, Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Nature Reserves (LNRs) and Nature Conservation Sites (NCAs) within 2km from the centre of the site.

3.1.3 Royal Society for the Protection of Birds (RSPB) and Wildlife Trust sites have also been checked for reserves.

3.1.4 MAGIC was also used to search for previously issued European Protected Species Licences.

3.1.5 Ordnance Survey (OS) mapping was used to check for ponds and other habitats of interest within 250m of the centre of the site.

3.1.6 In addition, the UK Biodiversity Action Plan (UKBAP) was reviewed, with reference to the potential value of habitats and species present, or likely to be present, within or adjacent to the site.

3.1.7 Manchester City Council Joint Development Plan (2024) was reviewed with regards the chapter on ‘Greener Places’.

3.1.8 Due to the scale of the proposals, location, and the habitats to be affected it was considered that detailed historical ecological information for the site and wider area, obtainable from the Greater Manchester Ecology Unit (GMEU), are unlikely to reveal any additional important information.

3.2 Preliminary Ecological Appraisal

3.2.1 The PEA referenced Guidelines for Preliminary Ecological Appraisal (CIEEM 2017). The purpose of the CIEEM guidance is to set out the appropriate approach to undertaking PEAs and the appropriate application of such assessments within the planning process.

3.2.2 PEA is the term used to map and describe an assessment of the ecological features present, or potentially present, within a site and its surrounding area in relation to a proposed development.

3.2.3 A PEA normally comprises a desk study (see Section 3.1) and a walkover survey.

4 SURVEY RESULTS

4.1 Desk Study

4.1.1 There are no known Statutory Sites within the 2km search area.

4.1.2 There are three known LNRs within the 2km search area;

1. Chorlton Ees & Ivy Green approximately 530m south-west of the site and associated with meadows, wildflowers and woodlands on a former sewage works.

2. Broad Ees Dole approximately 1.35km south-west of the site and associated with Sale Water Park and important for birdlife.

3. Chorlton Water Park approximately 1.8km south of the site, a former gravel pit managed for people and wildlife and nationally important for wildfowl.

4.1.3 There are no known RSPB or Wildlife Trust sites within the 2km search area.

4.1.4 Other than a small shallow silt laden pond on the site – see **Appendix A**, there are no known ponds within 250m of the centre of the site when looking at OS mapping.

4.1.5 Other green infrastructure nearby include;

1. adjacent rear & front gardens of adjoining residential properties.
2. Chorlton Brook approximately 510m south.
3. Turn Moss Playing Fields approximately 540m west.
4. Longford Park approximately 800m north-west.
5. Chorlton Park approximately 950m south-east.
6. River Mersey approximately 1.1km south-east.
7. Chorlton-cum-Hardy Golf Club approximately 1.4km south.
8. Southern Cemetery approximately 1.8km south-east.

4.1.6 MAGIC returned one known historical European Protected Species Licence for brown long-eared *Plecotus auritus* bat (2015-2020) approximately 260m south-east of the site.

4.1.7 Manchester City Council Joint Development Plan (2022-2039) – Policy JP-G2 Green Infrastructure Network, Policy JP-G6 Urban Green Space, Policy JP-G7 Trees & Woodland and Policy JP-G8 A Net Enhancement of Biodiversity & Geodiversity set out how the hierarchy of sites, habitats and species will be protected and managed with the objective of ensuring that there will be no net loss of the ecological resource. These policies also guide how appropriate mitigation, replacement or other compensation measures should be identified.

4.1.8 The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2024) sets out requirements for the delivery of Biodiversity Net Gain (BNG).

4.1.9 Further, Schedule 14 of the Environment Bill 2021 introduced a mandatory requirement for BNG in the planning system, making its provision a condition of planning permission in the UK, on certain sites. A two-year implementation period became mandatory for major developments on 12th of February 2024. BNG on small sites became mandatory from the 2nd of April 2024 however, many Local Planning Authorities have been including BNG requirements into Local

Plan policy prior to this date. Small sites mean residential development where the number of dwellings is between one and nine on a site of an area of one hectare or less.

4.2 Preliminary Ecological Appraisal

4.2.1 The site is a two-storey brick built residential dwelling (u1b5). There is a partial extension into the roof space to the east providing further rooms and a basement matching the ground floor layout. Ivy *Hedera helix* extends up the structure walls in places – see **cover image**.

4.2.2 Hardstanding (u1b) footpath and parking surrounds the structure with the rest of the land (garden u1) made up of overgrown vegetation and trees.

4.2.3 The garden (u1) is bound by a low wall (u1e) behind which grows a common privet *Ligustrum vulgare*. Behind these are dense unmanaged ornamental shrubs including; spotted laurel *Aucuba japonica*, cotoneaster *Cotoneaster* sp., forsythia *Forsythia* sp. and Japanese aralia *Fatsia japonica*. Beneath these in most areas there is a dense ground covering of ivy or bramble *Rubus fruticosus* with occasional fern *Dryopteris* sp. present. There is a small area of modified grassland (g4) to the front of the structure beyond the hardstanding (parking area).

4.2.4 Trees on the site include two mature weeping ash *Fraxinus excelsior* 'Pendula' and other smaller trees including holly *Ilex aquifolium*, Lawson cypress *Chamaecyparis lawsoniana* and oak *Quercus* sp. Both exhibit ash dieback caused by the fungus *Hymenoscyphus fraxineus,* in particular the individual on the corner of Manchester Road exhibits dieback in most of its crown.

4.2.5 To the rear there is a small pond mostly silted up or where water is present, with significant leaf litter. Here gunnera *Gunnera* sp., bamboo *Bambusa* sp. and pendulous sedge *Carex pendula* are present, the latter of which is becoming invasive throughout the north and north-eastern side of the site. Frogs *Rana temporaria* were noted in the pond during hot weather in June 2026.

4.2.6 A UK Hab plan showing the indicative red-line site boundary and various habitats can be found at **Appendix A** and should be viewed in conjunction with the habitat descriptions above. Site images of the various habitats and features identified can be found in **Appendix B**.

Protected Species

Bats

4.2.7 As part of the PEA, a methodical external and internal appraisal was undertaken of the structure as per Chapters 4 and 5 Bat Surveys for Professional Ecologists – Good Practice Guidance (Collins 2023). Images of internal spaces and external features can be found at **Appendix B**.

4.2.8 **Internal** – the structure, although described and appearing as two-storey, is set out over four levels. The basement has a lobby with two main rooms either side of it. There are two ancillary rooms to the south-east and another room which could not be accessed to the north-east. All basement areas are mostly empty, although some gym equipment was found in one. Basement areas are dank, with limited daylight entering some spaces via ground level windows. No evidence of use by bat species was encountered.

4.2.9 The first floor (ground floor), now clear of furniture, has large bay windows to the front with windows to all other rooms through which daylight penetrates. The second floor is similar in layout but without the bay windows – here too daylight penetrates through large windows. No evidence of bat species was encountered.

4.2.10 The upper floor/roof space has been partly converted to accommodate two rooms to the south which have smaller windows than the rest of the structure through which daylight penetrates. The remainder of the upper floor is roof space (loft). This roof space could not be accessed as the openings were too small. However, parts of it could be viewed through openings and much of the flooring that could be observed appeared unsafe. Small areas of daylight could be seen penetrating the roof space via slipped tiles or damaged facia. The roof tiles appear to be unlined throughout. No evidence of bat species was encountered.

4.2.11 **External** – **Figure 2** below discusses features observed that could potentially be used by roosting bat or potentially allow bats access into the structure. Where possible, sills, windowpanes and brickwork were checked for evidence of bat species – none was encountered.

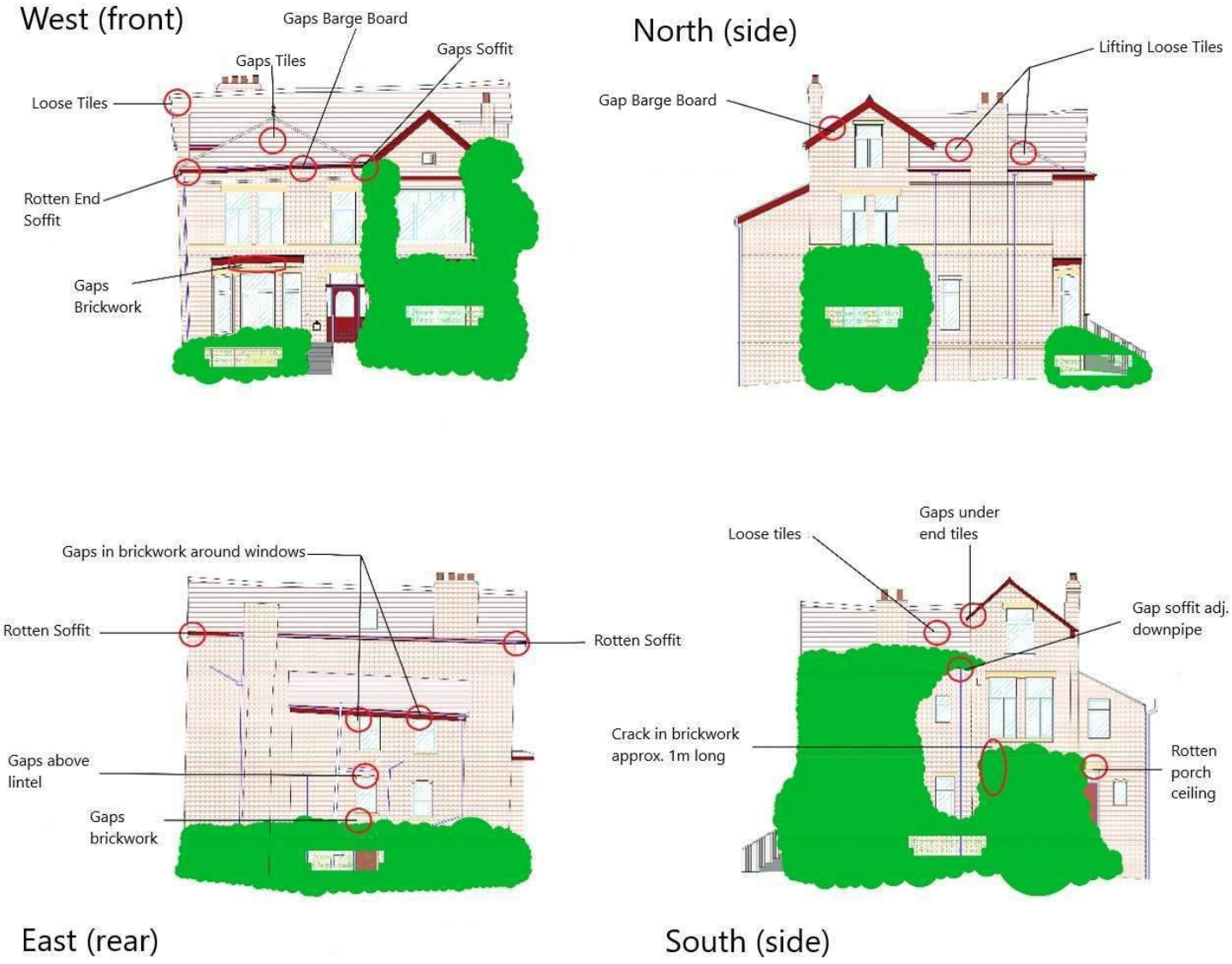


Figure 2: showing features that could potentially be used by roosting bat or potentially allow bats access into the structure – see also **Appendix B**.

4.2.12 Inspection of the hidden valley, formed between the roof slopes was restricted due to the site constraints. Therefore at this location it was not possible to appraise the structure for potential bat roost features. However, other than some missing/loose tiles, overall the roof appears to be in a reasonable condition.

4.2.13 Most trees on site are not of an age-class that would offer potential roosting opportunities. The exceptions are the two weeping ash identified in **Appendix A**. These were inspected for potential features. The one along Manchester Road had no immediately recognisable potential features however, the one along High Lane to the south-east corner of the site had one potential cavity east at approximately 7m.

Birds

4.2.14 The external inspection of the structure revealed no evidence of nesting birds. However, internally fireplaces in two rooms exhibited evidence of twigs indicating potential nesting on chimneys of Corvid species.

4.2.15 Vegetation, much of which is dense evergreen, did not indicate use by nesting birds at the time of the survey or during revisits May to July 2026.

5 LEGISLATION, EVALUATION and RECOMMENDATIONS

5.1 Summary of Relevant Legislation

5.1.1 All British bat species are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats & Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill, injure, damage, or destroy a place of shelter or protection. Deliberate or reckless disturbance which could affect the ability of any significant group of animals to survive, breed, rear or nurture their young may also result in an offence.

5.1.2 Breeding birds are protected by the Wildlife and Countryside Act 1981 (as amended), whereby it is illegal to intentionally or recklessly:

- Kill, injure, or take any wild bird;
- Damage or destroy or otherwise interfere with the nest of any wild bird;
- Take or destroy an egg of any wild bird.

5.2 Evaluation and Recommendations

5.2.1 There are no known Statutory Sites within the 2km search area. Therefore, due to the distances involved from the site and the nature of the proposals it is anticipated there will be no observable negative impacts upon Statutory Sites.

5.2.2 There are three known LNRs within the 2km search area; the nearest approximately 530m south-west of the of the site. Therefore due to the distances involved from the site and the scale of the proposals it is anticipated there will be no observable negative impacts upon LNRs.

5.2.3 There are no known RSPB sites or Wildlife Trust sites within 2km of the site. Therefore, due to the distances involved from the site and the scale of the proposals it is anticipated there will be no observable negative impacts upon RSPB or Wildlife Trust sites.

Protected Species

5.2.4 Other than bat and bird species potential, it is not anticipated that other protected species might be impacted by the proposed development due to the site location. However, hedgehog *Erinaceus europaeus*, is a UK BAP species and a species of principal importance under the Natural Environment and Rural Communities Act 2006, which places a duty on public bodies to consider the conservation of these species.

5.2.5 In urban areas, populations of hedgehogs are stabilising, potentially recovering (Wembridge *et al*. 2022; Yarnell 2026). Therefore hedgehog might be present in the garden vegetation and may use the site incidentally. The recommended approach to site clearance is to reduce overgrown vegetation down to approximately 200mm and leave overnight, preferably in mild weather conditions. This would allow any hedgehogs (and any other species such as frog) present at the time to arouse and flee safely. To ensure the area is clear of potential hedgehogs, the following day there would be a hand search of the area cleared and any other potential locations that hedgehog could be hibernating/resting, e.g. under log piles or other debris. The best approach would be to use an approved contractor and have suitably qualified ecological representative on site as a watching brief to advise areas to be cleared/searched and for pre-works toolbox talk to be given to the preferred contractor.

Bats

5.2.6 MAGIC returned one known historical European Protected Species Licence return for brown long-eared bat (2015-2020) approximately 260m south-east of the site.

5.2.7 Connectivity of the site to the wider environment is likely via adjacent green infrastructure such as the gardens of adjoining properties and street trees, which connect with likely foraging/commuting areas such as Chorlton Brook approximately 510m south and other habitats within 2km of the site – see paragraph 4.1.5. As well as brown long-eared, other commoner bat species that might be expected based on surrounding habitat include daubenton's *Myotis daubentonii*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus* and noctule *Nyctalus noctula*.

5.2.8 The age and condition of the structure offers potential features for roosting bats. There are voids, gaps and cracks throughout. Access for bat species to habitable areas and the cellar are doubtful, although the loft space does appear accessible – see **Figure 2** and **Appendix B**.

5.2.9 Based on the age of the structure, location, surrounding habitats and potential bat roosting features observed it is considered that the structure offers ***moderate potential*** suitability for roosting bats.

5.2.10 Collins 2023 identifies ***moderate potential*** suitability means '*a structure with one or more potential roost sites that could be used by bats due to their size, shelter, condition, protections and surrounding habitats but are unlikely to support a roost of high conservation status'*.

5.2.11 Collins 2023 requires that for structures with a moderate roost potential two separate dusk emergence surveys should be undertaken between May and September with at least one being undertaken between May and August. However, additional survey effort may be required in order to confidently characterise any roost(s) e.g. high conservation status or not.

5.2.12 Due to the layout of the structure, dusk emergence survey effort will involve two or more surveyors to be positioned to provide full coverage, in some cases from the street. Collins (2023) requires survey effort to include actual surveyors complemented by Night Vision Aids (NVA) such as thermal imaging and/or infrared recording cameras. In certain circumstances NVA can replace actual surveyors. **Figure 3** shows the possible location of surveyors and NVAs based on identified potential roost features as well as accessibility and surveyor safety.

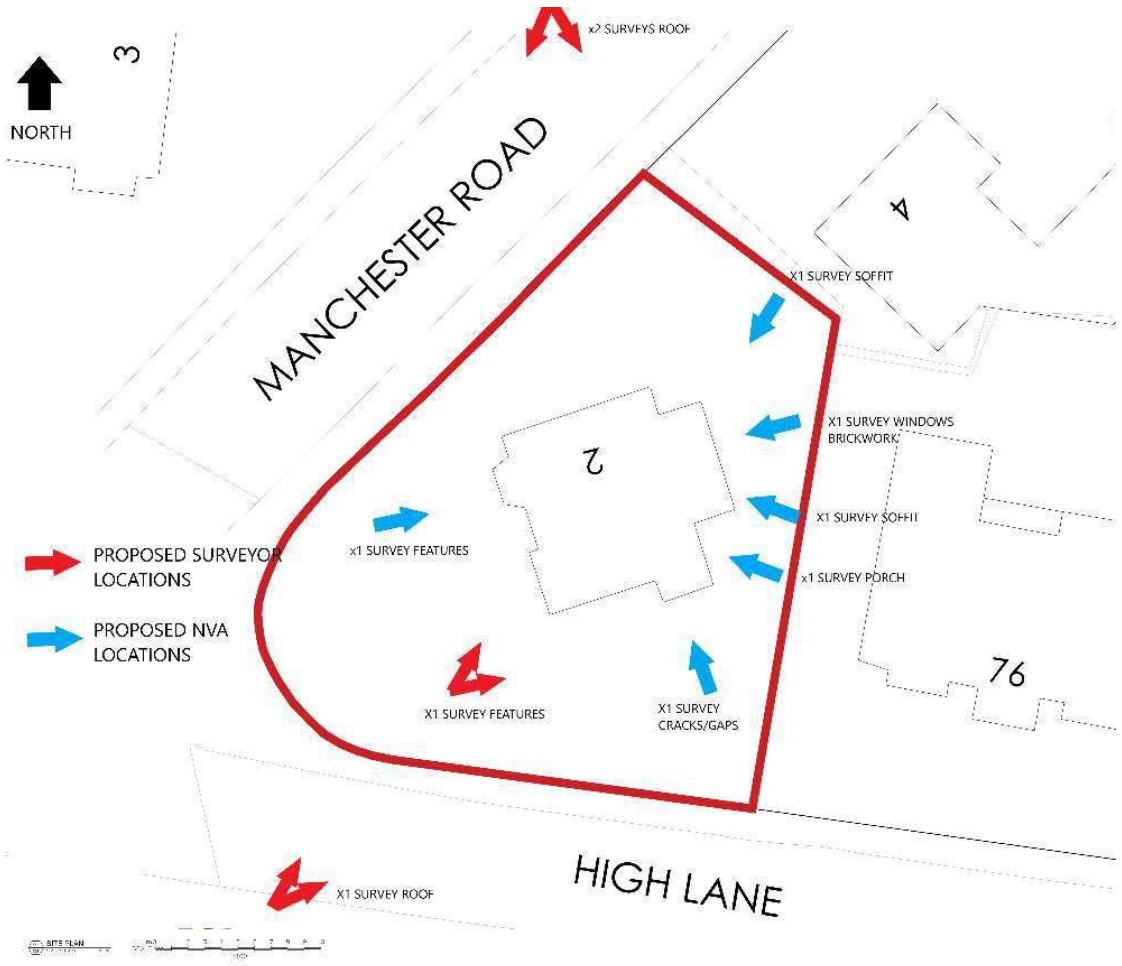


Figure 3: showing proposed surveyor and Night Vision Aid (NVA) locations for recommended dusk survey work.

5.2.13 The weeping ash along High Lane to the south-east corner of the site had one potential cavity east at approximately 7m. It is understood that the tree will be retained with, at most, some dead wood thinning out in the crown and where it overhangs the highway. Should the weeping ash to the south-east corner along High Lane require removal then further survey work via a suitably qualified ecologist will be required.

5.2.14 As noted above, bats are likely to be using adjacent habitat resources for foraging and commuting. Any new lighting as part of the proposals should avoid light spill and glare upon these resources (vegetation). The input of a lighting professional should be sought when determining the distances of light spill from new sources and likelihood of glare. The Institution of Lighting Professionals (2023) has published a guidance document which provides further information; Guidance Note GN08/23 Bats and Artificial Lighting At Night - https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/.

Birds

5.2.15 The site walkover in March 2025 and revisits May-July 2026 did not observe any nesting activity in/on the structure or vegetation however, vegetation is dense and much of it evergreen. It could be expected that nesting birds are likely to make use of the dense vegetation for nesting and/or parts of the structure e.g. chimney.

5.2.16 It's recommended that any vegetation clearance or structural demolition take place outside the bird breeding season (1st March to 31st August inclusive). If vegetation clearance or structural demolition must take place during the bird breeding season, then a suitably qualified ecologist should make appropriate checks immediately prior to commencement of the works. If a nest is found, the feature containing the nest will be left undisturbed until nesting is complete, and any

young have fledged. This may require coordinating any work in an appropriate manner to avoid disturbance.

5.2.17 Overall, once appropriate checks have been undertaken it is anticipated and there will be no observable negative impacts upon bird species. However, as a minimum, a pre-works briefing of the construction operatives shall refer to the potential to encounter nesting birds. In the unlikely event nesting birds are encountered, best practice methods will be employed to ensure their welfare.

5.2.18 It is recommended that any loss of opportunities for nesting birds are mitigated by the loss being replaced with 4No. suitably approved bird boxes – see **Appendix C**. These should be installed in consultation with a suitably qualified ecologist.

6 BIODIVERSITY NET GAIN

6.1.1 BNG is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. In simple terms, the aim is to achieve a required minimum 10% habitat gain calculated using a biodiversity metric, and subsequently an approval of a net gain plan via the Local Planning Authority.

6.1.2 BNG on small sites became mandatory from the 2nd of April 2024 however, many Local Planning Authorities have been including BNG into Local Plan policy prior to this date. Small sites mean development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare.

6.1.3 Further, government guidance advises developments below a certain 'de minimis' threshold are exempt from BNG if they do not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

6.1.4 On 14th July 2026 the Government confirmed changes to the BNG regulations whereby development sites less than 0.2ha will not have to satisfy the 10% BNG requirement. This new exemption for developments of 0.2ha or under will apply from 6 August 2026. At 0.09ha it is considered that this scheme is exempt from BNG requirements as of 6th of August 2026.

6.1.5 Other than the loss of hardstanding and structures it is understood the majority of on-site habitats within the red-line site boundary will be retained, particularly trees and boundary vegetation. Furthermore, the footprint of the proposed new structure should enable appropriate landscape proposals to be developed which will create new habitat e.g. vegetated garden.

7 POTENTIAL ENHANCEMENTS

7.1.1 Development also provides an opportunity to enhance the site and wider environs for biodiversity. Enhancement is recommended for sites where bat and bird activity are known and/or where features that may be used for foraging and commuting have been identified such as woodland and waterbodies.

7.1.2 Bird box installation can provide nesting opportunities for small bird species – see **Appendix C**. 4No. apex bird boxes are recommended to be installed in liaison with a suitably qualified ecologist. A suitable location could be the both the mature weeping ash as identified in **Appendix A**.

7.1.3 It is estimated that hedgehogs travel approximately one mile every night through parks and gardens (Yarnell 2026). Boundary fencing can often prevent their movement thereby greatly reducing habitat resource. An easy solution is to create small gaps in boundary fencing that enable them to pass through but are too small for pets – see **Figure 4**.



Figure 4: showing an example of a small gap created in fencing to enable hedgehog to freely move from garden to garden.

8 REFERENCES

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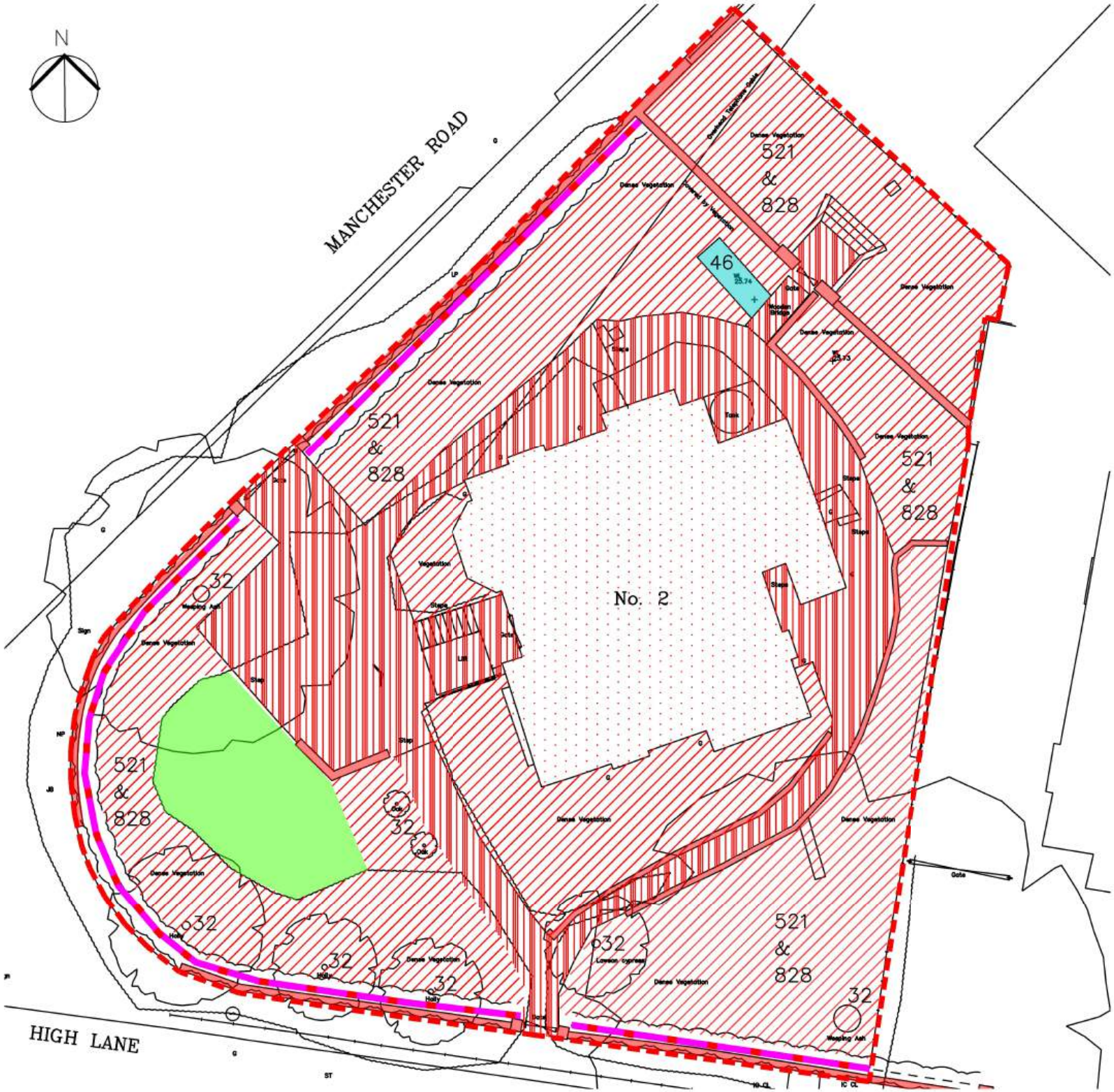
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Appendix A

Preliminary Ecological Appraisal (UK Hab) Plan



KEY

INDICATIVE SITE BOUNDARY

UK HABS CLASSIFICATION

PRIMARY HABITAT CODES

GRASSLAND: MODIFIED GRASSLAND g4

URBAN: BUILT UP AREAS & GARDENS u1

URBAN: DEVELOPED LAND; SEALED SURFACE u1b

URBAN: BUILDINGS u1b5

URBAN: BUILT LINEAR FEATURE u1e

NON-NATIVE & ORNAMENTAL HEDGEROW h2b

ESSENTIAL SECONDARY HABITAT CODES

ORNAMENTAL POND 46

SCATTERED TREES 32

ADDITIONAL SECONDARY HABITAT CODES

UNMANAGED 521

VEGETATED GARDEN 828

2 Manchester Road Chorlton-cum-Hardy Manchester M21 9JG

Preliminary Ecological Appraisal (UK Hab) Plan

1:200@A4

Appendix B

Site Images








Images 1-6 show representative images of the overgrown nature of the garden and includes (image middle left) view from High Lane showing semi-mature weeping ash trees to south-east and west along with boundary vegetation.







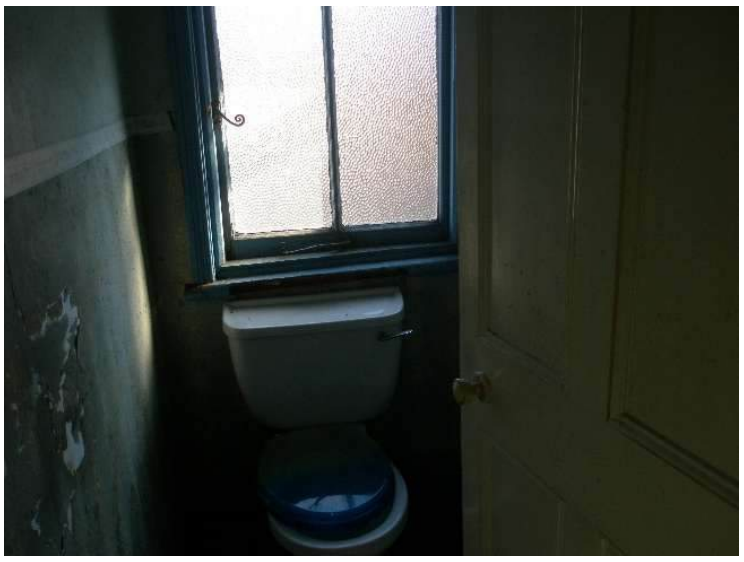

Images 7-12: representative images of the basement of structure and surfaces check for evidence of use by bat.






Images 13-16: show ground floor representative images of structure and surfaces check for evidence of use by bat.








Images 17-22: show second floor representative images of structure and surfaces check for evidence of use by bat. Image bottom right show twigs in fireplace indicating potential nesting Corvid species on chimney during breeding season.








Images 23-28: images top and centre left showing 2nd floor part converted roof space. Images centre right and bottom showing views of loft space with gaps in tiles and brickwork letting in daylight and also unsafe flooring.















Images 29-38: images highlight various features for potential roosting bats or bat access opportunities to the roof space – see also **Figure 2.**

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Appendix C

Potential Bird Box for Biodiversity Enhancement

Apex Bird Box

Available from NHBS or similar approved suppliers

Bird Boxes | NHBS Practical Conservation Equipment

