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Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Preliminary Ecological Appraisal and Day Time Inspection

Minden Close, Burnage

Ref: P.1800.23

Date: 30th January 2023

(See revision dates below)

Rev	Date	Details
A	11th August 2023	Updates following nocturnal bat surveys
B	14th July 2026	Updates following site visit

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EXECUTIVE SUMMARY

Ascerta has been instructed by Southway Housing Trust to carry out a Preliminary Ecological Appraisal and Daytime Building Inspection of the site Minden Close, Burnage (hereafter referred to as **the site**).

The client's proposals for the site are to construct two residential dwellings, associated access road and an area of parking.

The Preliminary Ecological Appraisal and Daytime Building Inspection comprised of a desk study and biological records search, as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data regarding the current site conditions and where appropriate allows recommendations to be made in respect of further potential work in order to satisfy current UK wildlife legislation.

A walkover survey was undertaken on 27th January 2023 to review site conditions. The site comprised a hardstanding concrete yard with four shipping containers (TN1) and a building (B1) along the eastern site boundary. Strands of tall ruderal and short perennial vegetation had encroached onto the hardstanding, and an off-site tree partially overhung the western site boundary. The site was enclosed by a brick wall and bordered by residential dwellings along all site boundaries.

An updated walkover survey was undertaken in July 2026 to review current site conditions and update ecological information and ecological constraints. The site comprised the same habitats, including a hardstanding concrete yard, although the number of shipping containers (TN1) had reduced from four to three. Building B1 remained along the eastern site boundary. Strands of tall ruderal and short perennial vegetation continued to encroach onto the hardstanding, and an off-site tree partially overhung the western site boundary. The site remained enclosed by a brick wall and bordered by residential dwellings along all site boundaries.

Assessed against the '*Guidelines for Ecological Impact Assessment in the UK and Ireland' 2nd edition* (2018), the sites habitats range in ecological value from negligible to within the zone of influence.

A dusk emergence survey was carried out on by Liz Kenyon, Harriet Cox, Fran Stallman and Niall Doherty. A dawn re-entry survey was carried out by Lizzie Atkinson, Dave Massey and Jade Brooks. Low levels of bat activity were recorded during the nocturnal bat surveys carried out on 24th July 2023 and 10th August 2023. No bats were recorded emerging or re-entering the building with low common pipistrelle, soprano pipistrelle and noctule foraging and commuting activity recorded. The nocturnal bat surveys are detailed within a separate report *P.1800.23 Bat Nocturnal Survey Report, Minden Close* which should be read in conjunction with this report.

The site provides habitat for nesting birds, hedgehog and bats. All habitats assessed are likely to be lost to the proposals. However, as the habitats to be lost to the proposals are small in area and not of high ecological value, it is considered that their loss can be mitigated for and the proposals will not adversely affect the ecological value of the wider area, provided the recommendations detailed below are followed:

- If works have not begun by July 2028, an updated site visit will be required to assess the habitats within the site;
- Implementation of a hedgehog RAMS (section 5.2) to avoid any harm to this species during the proposed works;
- Precautionary check for invasive prior to works commencing;
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings;
- Production of the Defra Small Sites Metric Biodiversity Net Gain Calculations to minimise impacts on biodiversity and provide net gains in biodiversity;
- Production of a Management Plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing.

1.0Introduction

Ascerta has been instructed by Southway Housing Trust to carry out a Preliminary Ecological Appraisal and Daytime Building Inspection of the site Minden Close, Burnage (hereafter referred to as **the site**). The site OS grid reference is SJ 854 915 and the What3Words reference is owner.riches.rainy. The extent of the site is displayed in photograph 1.1 below.



Photograph 1.1: Extent of the site.

Our client seeks planning consent to redevelop the site for two residential dwellings, associated access road and area of parking.

The site was visited on 27th January 2023 by Lizzie Atkinson MSc and on 14th July 2026 by and Iman Rafiq BSc (Hons) when a Preliminary Ecological Appraisal, which includes an assessment of the potential for protected species to be using the site or surroundings, was carried out in accordance with the *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). The report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* (2018) and '*Guidelines for Ecological Report Writing*' (2017).

A dusk emergence survey was carried out on by Liz Kenyon, Harriet Cox, Fran Stallman and Niall Doherty. A dawn re-entry survey was carried out by Lizzie Atkinson, Dave Massey and Jade Brooks. Low levels of bat activity were recorded during the nocturnal bat surveys carried out on 24th July 2023 and 10th August 2023. No bats were recorded emerging or re-entering the building with low common pipistrelle, soprano pipistrelle and noctule foraging and commuting activity recorded. The nocturnal bat surveys are detailed within a separate report *P.1800.23 Bat Nocturnal Survey Report, Minden Close* which should be read in conjunction with this report.

The site comprises a hardstanding concrete yard with shipping containers (TN1) and a building (B1) on the eastern site boundary. Strands of tall ruderal and short perennial vegetation have encroached the hardstanding and an offsite tree partially overhangs the western site boundary. The site is enclosed by a brick wall is bordered by residential dwellings on all site boundaries.

This report presents the results of the survey including evaluation of habitats on site and potential for protected species to be using the site. The report includes recommendations for further actions where applicable, in order to satisfy current UK wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 4.

2.0 Objectives

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search;
- Identify designated sites within 2km of the site;
- Review protected species records within 2km of the site;
- Map the habitats within the site using JNCC (2010) methods;
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site;
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current UK wildlife legislation.

3.0 Survey Methods

The Preliminary Ecological Appraisal involved the collection and review of data from a desk study and field survey, along with assessment of the value of the habitats following CIEEM guidelines.

3.1 Desk Study

A desk study was undertaken in January 2023 and July 2026 to identify protected and notable habitats and species, and nature conservation designations potentially relevant to the proposed development. The desk study was carried out using the sources detailed in Table 3.1 below.

Table 3.1. Desk Study Data Information

Source	Date Obtained	Data Obtained
Multi-Agency Geographic Information for the Countryside (MAGIC)	30th January 2023 and 14th July 2026	• Statutory designated sites within 2km of the site • Protected and Notable habitats within 2km of the site • Ancient woodlands within 2km of the site • European Protected Species Licenses within 2km of the site
Greater Manchester Local Record Centre (GMLCR)	27th January 2023 and 14th July 2026	• Non-statutory designated sites within 2km of the site • Protected and notable species records within 2km of the site

3.2 Field Survey

A walkover survey of the site was conducted on 27th January 2023 by Lizzie Atkinson MSc and 14th July 2026 by Iman Rafiq BSc (Hons). The habitat types and features of ecological interest were identified and mapped in compliance with *the Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). During the survey, weather conditions were recorded to ensure optimal surveying conditions according to guidelines. Any sub-optimal conditions will be discussed in the limitations.

This includes the identification of the main species present and examination of the potential for any protected species. Habitats were mapped (Appendix 1) and target notes (Appendix 2) made for any interesting features.

The surveys particularly focused on the following species and habitat features:

- Mammals (badgers, bats, otter and water vole);
- Birds (including species potentially associated with 'European Sites');

- Amphibians and reptiles;
- Invertebrates;
- Hedgerows and boundaries;
- Invasive plant species; and
- Plant communities and trees.

3.3 Bat Survey Methods

In 2023, the survey methods followed the guidelines set out by the Bat Conservation Trust's *Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition* (2016). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using Table 4.1 page 35 within the Bat Conservation Trust Guidelines (Collins, 2016).

In 2026, the survey methods followed the guidelines set out by the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using Table 4.1 page 44 within the Bat Conservation Trust Guidelines (Collins, 2024).

Preliminary Ecological Appraisal for Bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low** to **high**. Any commuting and foraging habitat valued as **moderate** or above may need further survey effort if lost to the proposals.

Preliminary Roost Assessment Trees

All trees were inspected for Potential Roost Features (PRFs). Features searched for included: Natural or woodpecker holes, cracks/splits in major limbs, loose bark, hollows/cavities, dense epicormic growth, bird and bat boxes. Where such features were found they, were investigated for scratches or staining, bat droppings and smoothing of surfaces around entry points.

Trees on site are categorised as per Table 3.2 (below). Trees assigned a suitability of **FAR** or above may require further survey effort if they are to be lost to the development.

Table 3.2: Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. Guidelines taken from Table 4.2, page 45 of the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024).

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

External Inspection of the Building

A daytime external inspection of the buildings was carried out during the survey by a suitably experienced ecologist. The buildings were searched externally looking for signs of bats, including staining on barge boards, soffits and more commonly droppings on flat surfaces i.e., window ledges that would indicate potential roosting sites. Possible bat access points such as loose tiles, cracks and crevices or crawl spaces beneath and/or behind roofing materials such as roofing felt, panelling, soffits and tiles were identified and were also checked for signs of use by bats.

Any buildings on-site are categorised as per Table 3.1 (overleaf). Buildings assigned a suitability of **Low** or above may require further inspection if they are to be lost to the development.

Table 3.3: Guidelines for assessing potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. Guidelines taken from Table 4.2, page 45 of the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024).

Potential suitability	Description	
	Roosting habitats in structures	**Potential flight paths and foraging habitats**
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight lines or generate/shelter insect populations available to foraging bats).
Negligible[a]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains, as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[b] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[c]).	Habitats that could be used by small numbers of bats as flight paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitats. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat, but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity or hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined water courses and grazed parkland. Site is close to and connected to known roosts.

[a] Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

[b] For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

[c] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

3.5 Evaluation

Habitats and species on the site were evaluated following the '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* (2018). A geographical frame of reference is assigned to each habitat and species, with **International Value** being most important, then **National**, **Regional**, **County**, **District**, **Local** and lastly, within the immediate **Zone of Influence** (ZoI) of the proposals only.

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as SSSIs. For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

The recommendations detailed within this report aim to meet requirements of the Environment Act (2021) and Statutory Biodiversity Metric as far as possible at this stage.

3.6 Limitations

The original site visit was undertaken in late January. Although this within the sub-optimal time of year for phase 1 habitat surveys, sufficient vegetation was present to enable habitat identification. It is not considered a limit to the conclusions of the report based on the habitats found within the site and the works proposed. However, the updated site visit was undertaken in July, which falls within the optimal survey season for Phase 1 habitat surveys. At the time of the survey, vegetation was sufficiently developed to allow for reliable habitat identification. The timing of the survey is not considered to constrain the conclusions of this report, given the habitats recorded and the nature of the proposed works.

Access to carry out an internal inspection of the building was not available. Small gaps under tiles, between brickwork and between roof lining could not be fully examined for the presence of bats. These access restrictions are considered within the report conclusions.

The daytime inspection of the buildings was carried out in January when bats are less active. Signs of bat activity such as droppings or feeding remains are less likely to be present in hibernation months. An updated daytime inspection was subsequently undertaken in July, when bats are more active, providing a more suitable period for identifying signs of bat activity and reassessing the buildings for potential evidence of bat use.

The absence of biological records does not necessarily mean the absence of species. This has been considered within the report conclusions.

4.0 Survey Results

4.1 Desk Study

Statutory sites

Three statutory sites were identified within a 2km radius of the proposed development site and is detailed within Table 4.1 below.

Table 4.1 Statutory Designated Sites

Statutory Designated Site	Reason for Designation	Distance to Proposed Development
Heaton Mersey Common Local Nature Reserve (LNR)	Local nature conservation value, including its range of semi-natural habitats and associated biodiversity.	840m southeast
Stenner Woods and Milgate Fields, Didsbury (LNR)	Local ecological value, comprising woodland, grassland and other semi-natural habitats which support a range of species.	1.6km southwest
Mersey Vale Nature Park (LNR)	Local nature conservation value and contribution to the protection of habitats and biodiversity associated with the Mersey Valley.	1.7km southeast

Non-statutory sites

Seven non-statutory sites were identified within a 2km radius the proposed development site. These are listed in Table 4.2 below.

Table 4.2 Statutory Designated Sites

Non-Statutory Designated Site	Reason for Designation	Distance to Proposed Development
Pond at Burnage, Site of Biological Importance (SBI)	Its ecological value associated with standing water and wetland habitats, which provide suitable conditions for a range of aquatic, wetland and terrestrial species.	1.4km northeast

Wrengate Wood (SBI)	The woodland habitat and associated ecological value, providing habitat and foraging opportunities for a range of flora and fauna.	1.8km west
Fletcher Moss (SBI)	For the botanical and ecological interest, including areas of semi-natural vegetation and habitats supporting a diverse range of plant and animal species.	1.5km southwest
Mersey Vale Nature Park (SBI)	Its ecological value within the Mersey Valley, comprising a range of habitats which contribute to local biodiversity.	1.7km southeast
Disused Railway Line in Mersey Valley (SBI)	Its value as a linear wildlife corridor, comprising semi-natural habitats which provide connectivity and support a range of plant and animal species.	1.7km southeast
Parrs Wood (SBI)	For its woodland and associated semi-natural habitats, which provide ecological value and support a range of flora and fauna.	1.3km southeast
Reservoir and Scrub at Heaton Mersey (SBI)	Designated for its combination of open water, scrub and associated semi-natural habitats, providing ecological value and supporting a range of wildlife species.	1.7km southeast

The full designations for each site are listed within Appendix 5.

The site does not lie within a Natural England SSSI Impact Risk Zone as mapped on Magic Maps.

Priority Habitats

Woodlands

Four areas of revised Ancient Woodland were returned within 2km of the site with the closest area located 1.1km south-east of the site.

Numerous areas of Deciduous Woodland were returned within 2km of the site with the closest area located 202m north-west of the site.

Wetland

One area of Lowland Fen were returned within 2km of the site with the closest area located 1.7km south.

The site lies within a Conservation Target Area for the following Priority Species:

- Lapwing (*Vanellus Vanellus*)

The site also falls within a breeding area for the following Grassland Assemblage Farmland Birds:

- Lapwing
- Snipe (*Gallinago Gallinago*)
- Tree sparrow (*Passer montanus*)

Priority Species

Following a review of records held by GMLRC several priority species that have the potential to occur within the vicinity of the proposed development have been identified. These include birds, bats, badger, hedgehog, water vole, otter, reptiles, amphibians. The species records are summarised below, and the detailed records held by GMLRC within 2km of the site are displayed within Appendix 5. Protected species legislation can be found within Appendix 4.

Birds

Seven hundred and thirty-one records were returned for bird species within 2km of the site. Species returned include barn owl, kingfisher, grey heron, hobby, lesser spotted woodpecker and peregrine. All species recorded within 2km are displayed within Appendix 5. The closest record was a dunnock and starling, recorded in 2018 approximately 260m north-west of the site. The most recent record was a song thrush, recorded in 2021 approximately 1.9km north-west of the site.

In 2026, 879 records were returned for bird species within 2km of the site. Species returned include barn owl, grey heron, hobby, kingfisher, peregrine, bullfinch, common scoter, cuckoo, curlew, dunnock, grey-headed wagtail, herring gull, house sparrow, lapwing, lesser redpoll, lesser spotted woodpecker, reed bunting, skylark, song thrush, spotted flycatcher, starling, and willow tit. All species recorded within 2km are displayed within Appendix 5. The closest record was a house sparrow recorded in 2020, approximately 174m north of site. The most record was a song thrush, recorded in 2025 approximately 301m northwest of site.

Bats

Two hundred and ninety-seven records for bats within 2km of the site. Thirty-eight of those records were for bat roosts. Bat species include common pipistrelle, soprano pipistrelle, Daubenton's, noctule bat, myotis sp., whiskered bat, unknown pipistrelle species and unknown bat species. All species recorded within 2km are displayed within Appendix 5. The closest record in 2012, approximately 280m west of the site. The most recent of which was a soprano pipistrelle roost recorded in 2021, approximately 1.8km west of site.

In 2026, three hundred and forty-two record for bat withing 2km of the site. Forty-five of those records were for bat roosts. Bat species include brown-longed eared, common pipistrelle, soprano pipistrelle, Daubenton's, noctule bat, myotis sp., whiskered bat, unknown pipistrelle sp. and unknown bat sp. All species recorded within 2km are displayed within Appendix 5. The closest record in 2012 was an unknown bat sp. approximately 280m west of the site located near residential dwellings. The most recent of which was a pipistrelle sp. recorded in 2025, approximately 1.9km northwest of site located near residential dwellings.

A*mphibians*

Twenty-four records for amphibians were returned within 2km of the site. Species presents include common toad and great crested newt. All species recorded within 2km are displayed within Appendix 5. The closest common toad record was located approximately 1.9 km southwest of the site and was recorded in 2019, while the closest great crested newt record was located approximately 1.7 km southeast of the site and was recorded in 2018.

In 2026, five records for great crested newt were returned within 2km of the site. The closest and most recent of which was a 2018 record 1.7km southeast of the site located in a reservoir & scrub at Heaton Mersey. A further twenty-one amphibians were returned within 2km of the site. Species present only include common toad. The closest of which was a 2014 record of common frog approximately 671m north-west of the site in the residential dwellings. The most record was a 2023, approximately 1.4km south-west of site located in a woodlands.

Reptiles

Two records for reptiles were returned within 2km of the site. All species recorded within 2km are displayed within Appendix 5. The closest and most recent reptile record was approximately 1.8 km northwest of the site in 1993. In 2026, no records for reptile were returned within 2km of the site in the last 15 years.

Terrestrial mammals

Three hundred records for terrestrial mammals were returned within 2km of the site. Species presents include badger, hedgehog, water vole, otter. All species recorded within 2km are displayed within Appendix 5.

Badgers

In 2026, 142 records were returned within 2km of the site. The closest record was recorded in 2021, approximately 72m of site, the exact location of records is confidential and will not be

disclosed. The most recent record is a 2025, approximately 1.7km of site, the exact location of records is confidential and will not be disclosed.

Hedgehogs

In 2023, the closest European hedgehog record was located approximately 1.7 km northwest of the site and was recorded in 2021.

In 2026, 236 records were returned within 2km of the site. The closest record was recorded in 2022, approximately 14m east of site located in the garden of a residential dwelling. The most recent record was in 2025, approximately 1.6km west of site located in a residential dwelling.

Otters

In 2023, the closest European otter record was located approximately 1.2 km south of the site and was recorded in 2022.

In 2026, 14 records were returned within 2km of the site. The closest record was recorded in 2021, approximately 800m south-west of site located in the River Mersey. The most recent record was in 2025, approximately 1.6km south-west of site located in the River Mersey.

Water voles

In 2023, a water vole record was identified approximately 1.9 km southwest of the site and was recorded in 2021.

In 2026, three records were returned within 2km of the site. The closest record was recorded in 2009, approximately 870m east of site located in Heaton Mersey Common. The most recent record was 2021, approximately 1.9km south-west of site located in the River Mersey bank.

European Protected Species Licences

Four European Protected Species Licence (EPSL) applications within 2km of the site since 2017 were identified using Magic Maps and are detailed below (distance and direction from site):

- 2020-50519-EPS-MIT for the destruction of a breeding site and resting place of brown long-eared bat and common pipistrelle. License start date: 01/02/2021, end date: 31/12/2031. 1.5km south of site.
- 2018-38076-EPS-MIT for the destruction of a resting place for common pipistrelle. License start date: 01/12/2018, end date: 30/09/2019. 1.6km north-west of site.
- 2015-13055-EPS-MIT for the destruction of a resting place of common pipistrelle bat. Licence start date: 01/08/2015, end date: 01/09/2020. 1.8km north-west of site.
- 2015-13055-EPS-MIT-1 for the destruction of a resting place of common pipistrelle bat. Licence start date: 07/10/2015, end date: 01/09/2020. 1.8km north-west of site.

4.2 Habitat Survey

A habitat survey was conducted on 27th January 2023 by Lizzie Atkinson MSc and 14th July 2026 by Iman Rafiq for the site. The habitat types and features of ecological interest were identified and mapped in compliance with *The Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). A list and a summary description of key habitats identified within the site is tabled below (see Table 4.6). Notes on the presence or potential presence of protected species are provided in Section 4.6. The Phase 1 Habitat map can be found in *P.1800.23.E01A Phase One Habitat Survey 2026,* Appendix 1 and photographs within Appendix 3. The Target Notes (TN) and lists of species recorded during survey are presented in Appendix 2.

In 2023, the weather conditions during the survey were cold (6ºC), dry and sunny (1/8 cloud cover) with a F0 (Beaufort Scale) calm air, therefore appropriate for this type of survey.

In 2026, the weather conditions during the survey were warm (24ºC), dry and sunny (0/8 cloud cover) with a F0 (Beaufort Scale) calm air, therefore appropriate for this type of survey.

The site lies within Burnage, approximately five miles south of Manchester City Centre. The site is bordered by residential dwellings on all site boundaries. The surrounding land use is predominately residential dwellings with pockets of amenity space, including Fog Lane Park, within the wider landscape. The trainline that runs between Burnage and Gatley lies approximately 200m east. In 2023, the site contained four shipping containers, compared with three containers recorded during the 2026 survey (TN1) and a building (B1) on the eastern site boundary. Strands of tall ruderal and short perennial vegetation have encroached the hardstanding and an offsite tree partially overhangs the western site boundary.

Table 4.6. Habitats present on site including habitat alphanumeric code references from JNCC (2010).

Habitat Description and JNCC Codes	Site Description
Hardstanding (J4)	Concrete hardstanding comprises the site yard. The hardstanding has become encroached by short perennial and tall ruderal along the northern and south site boundaries. This habitat is displayed in photograph 1 within Appendix 3.
Buildings (J3.6)	One building (B1) and shipping containers (TN1) are present within the site. The buildings are detailed within section 4.3 below. The buildings are displayed within 2-6 within Appendix 3.
Scattered trees (A3.1)	An offsite sycamore tree is present off the western site boundary and partially overhangs the site. A small dead standing tree is present within the north-eastern corner and a self-seeded scattered immature sycamore tree within the north-western corner. This habitat is displayed in photographs 7-9 within Appendix 3.
Short perennial (J1.3)	Short perennial vegetation has encroached the northern site boundary and species present include smooth sow thistle, moss and bent grass sp. This habitat is displayed in photograph 10 within Appendix 3.
Tall ruderal (C3.1)	Tall ruderal species have encroached the southern site boundary and species present include predominately buddleja with self-seeded sycamore saplings. This habitat is displayed in photograph 11 within Appendix 3.
Brick wall (J2.5)	A wall constructed in brick and approximately 8ft in height surrounds the site. The wall has missing bricks and mortar and is damp in places with a dense covering of moss and strands of ivy present. This habitat is displayed in photographs 12-13 within Appendix 3.

4.3 Preliminary Bat Roost Assessment of Buildings and Trees

Table 4.7. Preliminary bat roost assessment of buildings within the site

Building B1	**Building Description**
	B1 a single storey building that is currently in use as a workshop. The building is constructed in brickwork walls with a pitched tiled roof and brick chimney present. The brickwork is in poor condition with areas of missing bricks and mortar throughout exposing numerous gaps and cracks. Missing mortar was also noted in the brickwork that comprises the chimney and lifts identified within the surrounding flashing. The roof is in poor condition with slipped, broken and missing tile present throughout and lifts also noted along the ridgeline. The windows are single-glazed and sit within wooden frames with metal mesh coverings and gaps are present between the frames and brickwork. No evidence of bats was identified during the external inspection. Building 1 is displayed within photographs 2-4 within Appendix 3.
	Assessment of B1
	The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **negligible** potential for day and maternity roosts for crevice dwelling bats and **negligible** potential for void dwelling bats. Overall, the building is classified as having negligible bat roosting potential.
Shipping containers (TN1)	**Building Description**
	Shipping containers (TN1) are present within the site. The shipping containers (TN1) are constructed in metal and completely sealed, making them unsuitable for roosting bats. The shipping containers (TN1) are displayed within photographs 5-6 within Appendix 3.
	Assessment of shipping containers (TN1)
	The shipping containers were assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **negligible** potential for day and maternity roosts for crevice dwelling bats and **negligible** potential for void dwelling bats. Overall, the building is classified as having **negligible** bat roosting potential and will require no further surveys for bats.
Brick wall	**Building Description**
	A wall, constructed in brick and approximately 8ft tall, encloses the site. The wall has missing bricks and large amounts of missing mortar. Upon close

	inspection the gaps created due to missing mortar, are small in size, shallow and do not lead to any suitable roosting features. The gaps present within the wall due to missing bricks, are large and exposed to the elements, making for unsuitable roosting habitat for bats. The wall is damp in places with moss present throughout. The majority of gaps and cracks identified were also covered with dense cobwebs. The brick wall is displayed within photographs 12-13 within Appendix 3.
	Assessment of brick wall
	The brick wall was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **negligible** potential for day and maternity roosts for crevice dwelling bats and **negligible** potential for void dwelling bats. Overall, the building is classified as having **negligible** bat roosting potential and will require no further surveys for bats.

Preliminary Roost Assessment Trees

All trees within and adjacent to the site were inspected for Potential Roost Features (PRFs). An offsite sycamore tree, that partially hangs over the western site boundary, was noted to have rot holes and was assessed to provide **FAR** bat roost potential.

In 2023, the self-seeded saplings and standing deadwood (TN2) within the site were assessed as having **negligible** bat roost potential, as the saplings were immature with no PRFs, and the standing deadwood had been heavily pruned with no PRFs identified. During the updated survey in July 2026, TN2 was no longer present within the site and therefore was not assessed as part of the updated survey.

4.4 Protected and Notable Species

Table 4.9: Habitat suitability for protected and notable species, including evidence, further survey information and reference to photographs/drawings where applicable.

Birds	**Habitat suitability**
	The building (B1), short perennial, tall ruderal, deadwood (TN2) which was no longer present during the 2026 updated survey, and offsite tree that partially overhangs on the western site boundary provide suitable foraging and nesting opportunities for bird species. Records were returned for barn owl, kingfisher, grey heron, hobby and peregrine however the site does not provide suitable habitat for these species as the site is predominately hardstanding and buildings. These species do not require further consideration within this planning application.
	Species seen / Evidence of presence / Features identified
	During the survey magpie was identified flying over the and wood pigeon was identified perching within the offsite sycamore tree. An old nest was also noted within the offsite sycamore tree in 2023. No birds were identified during the updated survey in 2026.
	Further survey required
	For any vegetation removal, pruning and works to be undertaken, a nesting bird survey will be required (section 5.2).
Bats	**Habitat suitability**
	The building on site offers **negligible** potential to support bat roosts as detailed above in section 4.3. The self-seeded scattered saplings and standing deadwood (TN2) which was no longer present during the 2026 updated survey, within the site offer **negligible** bat roost potential. The offsite sycamore tree had rot holes in the main trunk and these features could offer PRF for bats. The deadwood was not present during the updated survey. The tall ruderal, short perennial, self-seeded saplings within the site provides limited suitability for commuting and foraging bats, with limited connectivity to the surrounding land use.

	Species seen / Evidence of presence / Features identified
	Evidence of bats was not identified within the site during the survey. Rot holes were identified within the main trunk of the offsite sycamore tree that partially hangs over the site. These features could offer PRF for bats.
	Further survey required
	No further surveys for bats are required.
Badger and other small mammals	**Habitat suitability**
	The tall ruderal and short perennial habitats within the site provide some limited foraging and shelter habitat small mammal species such as hedgehog. There is no suitable habitat within the site for badger as the site is predominantly hardstanding and buildings that is prone to constant human disturbance. Connectivity to the site is poor as the site lies within a residential area and is surrounded by a brick wall and residential dwellings on all boundaries.
	Species seen / Evidence of presence / Features identified
	No evidence of badger or hedgehog was identified within the site during the survey.
	Further survey required
	Badger will not be impacted by the proposals within the site therefore, badger do not require further consideration within this planning application and will not be discussed further within this report. No further survey effort for small mammals will be required; however Reasonable Avoidance Measures (RAMS) should be implemented (see section 5.2).
Water vole and otter	**Habitat suitability**
	Records have been returned for water vole and otter however the site does not provide suitable habitat for either species as it is predominantly hardstanding and buildings with no connectivity to any suitable aquatic habitat.
	Species seen / Evidence of presence / Features identified
	No evidence of water vole and otter was identified within the site during the survey.

	Further survey required
	Water vole and otter will not be impacted by the proposals within the site, therefore, do not require further consideration within this planning application and will not be discussed further within this report.
Amphibians	**Habitat suitability**
	No ponds are present on the site. One pond is present within 250m of the site and are located within Fog Lane Park, however connectivity to these ponds is poor due to the presence of residential dwellings and roads. The habitats within the site do not provide suitable terrestrial habitat for amphibians as they are sparse and the site is prone to constant human disturbance. Connectivity to the site is poor as the site lies within a residential area and is surrounded by a brick wall and residential dwellings on all boundaries.
	Species seen / Evidence of presence / Features identified
	No evidence of amphibians was identified within the site during the survey.
	Further survey required
	Amphibians will not be impacted by the proposals within the site therefore, amphibians do not require further consideration within this planning application and will not be discussed further within this report.
Reptiles	**Habitat suitability**
	The habitats within the site do not offer suitability to support reptiles. Ecotones are not present within the site, and the habitats are scattered across the site with no suitable connectivity. The habitats within the site are prone to high human disturbance.
	Species seen / Evidence of presence / Features identified
	No evidence of reptiles was identified within the site during the survey.
	Further survey required
	No further survey for reptile will be required. Reptiles do not required consideration within this planning application and will not be discussed further.

Invasive species

No non-native invasive species were identified within the site during the walkover survey.

5.0 Evaluation and Recommendations

5.1 Designated Sites and Habitats

There are no statutory or non-statutory sites within the vicinity of the site that are likely to be directly impacted by the proposals during the construction phase as they all lie over 800m from the proposals. It is unlikely that there will be any adverse indirect impacts through an increase in recreational pressure as the proposals are for two residential dwellings only and this will not be result in a significant increase in the local population.

The site does not lie within a Natural England SSSI Impact Risk Zone as mapped on Magic Maps. It is considered that there will be no impact on any SSSIs in the vicinity as a result of the proposals.

Mitigation

The habitats on site comprise hardstanding, short perennial, tall ruderal, buildings and a brick wall. These habitats are considered to have an ecological value of **within the zone of influence** of the site or lower. The site contains no designated or priority habitats. Overall, the proposals are unlikely to adversely affect the ecological value of the area.

5.2 Protected and Notable Species Recommendations

Birds

The building, short perennial, tall ruderal, deadwood (TN2) which was no longer present during the 2026 updated survey, and offsite tree that partially overhangs on the western site boundary provide suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance, pruning and works should be undertaken outside of the nesting bird season (**1st March to 31st August Inclusive**) to avoid any impact on breeding birds. If vegetation clearance cannot be undertaken outside of the breeding bird season, a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing. If an active birds' nest is identified a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

Bats

The habitats on site provide **low** suitability for commuting and foraging bats, however the surrounding residential gardens, hedgerows and trees will provide areas of commuting and foraging habitat for bats.

A plan of the building on site can be found at P.1800.23.01A Phase One Habitat Survey 2026 in Appendix 1. The building (B1) was assessed to provide **negligible** potential for bats following the updated site walkover and poor condition of the building, along with the results of the previous nocturnal bat surveys in 2023, which resulted in low levels of bat activity around the site.

A dusk emergence survey was carried out on by Liz Kenyon, Harriet Cox, Fran Stallman and Niall Doherty. A dawn re-entry survey was carried out by Lizzie Atkinson, Dave Massey and Jade Brooks. Low levels of bat activity were recorded during the nocturnal bat surveys carried out on 24th July 2023 and 10th August 2023. No bats were recorded emerging or re-entering the building with low common pipistrelle, soprano pipistrelle and noctule foraging and commuting activity recorded. The nocturnal bat surveys are detailed within a separate report *P.1800.23 Bat Nocturnal Survey Report, Minden Close* which should be read in conjunction with this report.

A standing piece of deadwood (TN2) is present within the site, however, has been heavily pruned with no suitable features for roosting bats identified. The deadwood (TN2) was assessed to provide **negligible** bat roost potential and will require no further survey effort for bats. During the **2026 updated survey**, **it was no longer present.**

An offsite sycamore tree partially falls over the western site boundary. The sycamore was noted to have several rot holes and was assessed to provide **FAR** bat roost potential. The tree is to be retained with the current proposals. If any pruning works are to occur, soft felling within the presence of a licenced ecologist, is recommended. If works have not occurred by July 2028, an updated **preliminary bat roost assessment** of the trees it recommended to assess its potential to support a bat roost and to inform further recommendations if required.

Small mammals

The site provides limited habitat for hedgehog and other small mammals within the tall ruderal and short perennial. These habitats are likely to be impacted by the proposals and therefore, it is recommended that a **Hedgehog Reasonable Avoidance Measures (RAMS) Method Statement** is implemented during the works to avoid harm to this species. The RAMS should include:

- Vegetation clearance applies to all habitats cleared in daytime air temperatures above 5°C. Works must be avoided in cold temperatures or if prior overnight temperatures have been less than 1°C;
- The cut material is to be chipped and placed in discrete piles outside the working areas or removed from the site;
- Existing tracks should be utilised for vehicle movements where possible;
- Throughout the works all trenches must be covered at night or ramps provided to prevent hedgehog from getting stuck; and
- Construction material will be stored on pallets to avoid creating habitat for hedgehog.

To enable hedgehog continued use of the site it is advised that gaps of at least 13cm by 13cm are left under any new garden fences to enable hedgehog to roam freely within the area following development.

Invasive species

No non-native invasive species were identified during the walkover survey. As invasive species can colonise very quickly and the survey was conducted outside of optimal survey conditions, it is recommended that an **updated invasive species check** is undertaken prior to the start of works.

5.3 Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

1. Provision of one bird box (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated within new buildings on site;
2. Provision of one bat box (e.g. Vivara bat bricks or '*bird brick houses*' bat boxes) integrated within new buildings; and
3. Suitable landscaping incorporating species that provide a food or shelter resource to wildlife to include hawthorn, hazel, holly, blackthorn, field maple, dog rose and honeysuckle as hedgerow species and oak, alder, field maple, silver birch, crab apple, rowan and bird cherry as tree species together with implementing a relaxed mowing regime and establishing wildflowers in these areas.

6.0 Conclusions

The site was subject to an extended phase one habitat survey and a preliminary bat roost assessment of all buildings. During the survey and following review of historical species records, it is considered that an impact on birds, bats and hedgehog are likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by July 2028, an updated site visit will be required to assess the habitats within the site;
- Implementation of a hedgehog RAMS (section 5.2) to avoid any harm to this species during the proposed works;
- Precautionary check for invasive prior to works commencing;
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings;
- Production of the Defra Metric Biodiversity Net Gain Calculations to minimise impacts on biodiversity and provide net gains in biodiversity
- Production of a management plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing.

It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within section 5.0 above are followed.

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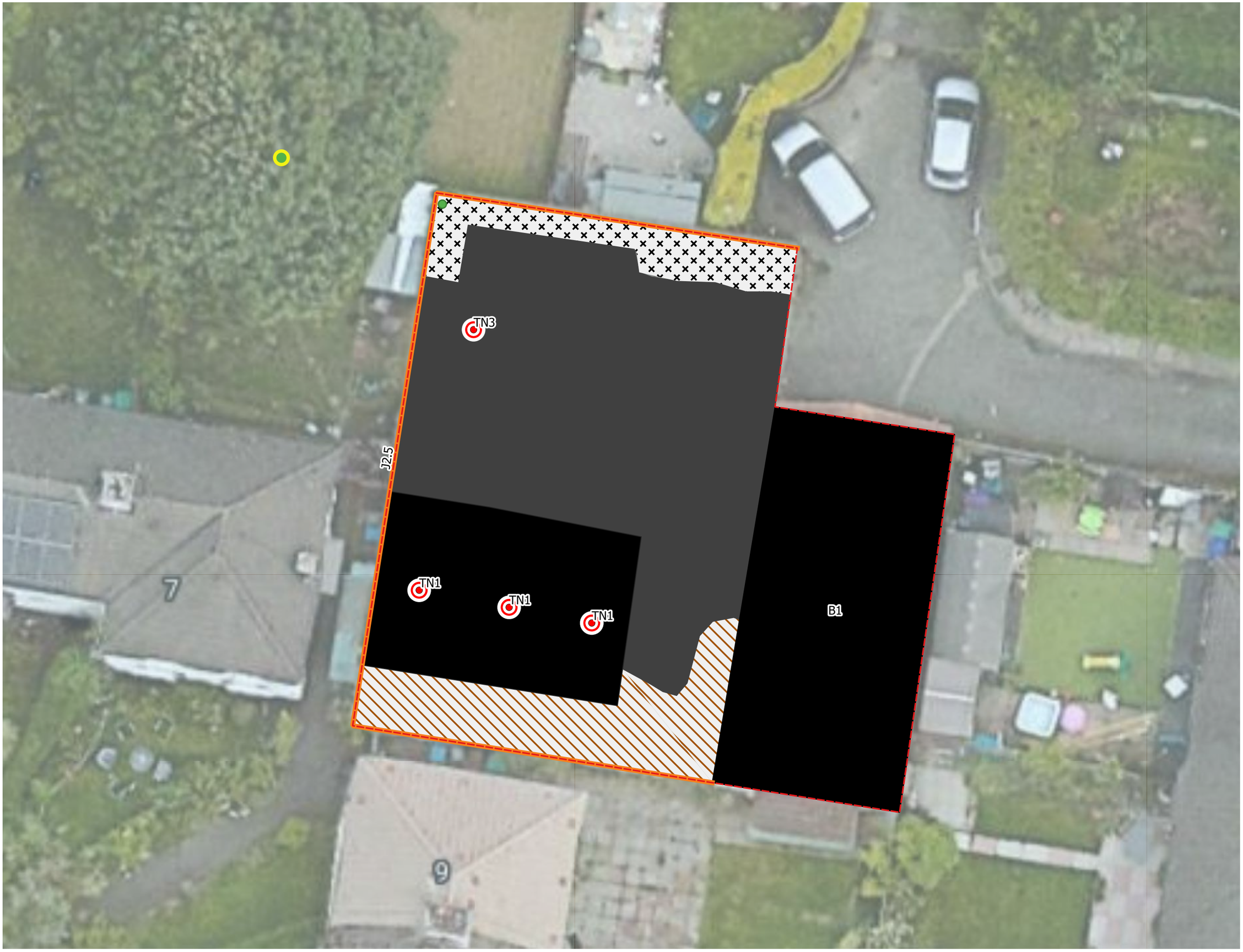
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Appendix 1



Site boundary
C3.1 Other tall herb and fern (ruderal)
J1.3 Cultivated/disturbed land (ephemeral /short perennial)
J3.6 Buildings
J3.7 Hardstanding
Scattered tree
Brick wall
Low BRP (Bat Roost Potential)
Target notes
TN1 - Shipping containers
TN3 - Skip

0 0.01 0.02 km

All spatial data referenced to EPSG:27700 – OSGB36 / British National Grid. Base mapping: OS Google Satellite and OpenStreetMap.
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CLIENT:
Southway Housing Trust

PROJECT:
Minden Close, Burnage

DRAWING TITLE:
Phase One Habitat Survey 2026

SCALE:	DRAWN BY:	DRAWING NO:
A3	IR	P.1800.23.E01
DATE:	CHKD BY:	REV:
03/09/2026	LK	A

Appendix 2

Appendix 2: Species Lists and Target Notes

Table 1: Flora Species

English Name	Scientific Name
Bramble	*Rubus fruticosus agg*
Broadleaved dock	*Rumex obtusifolius*
Buddleja	*Buddleja*
Creeping bent-grass	*Agrostis spp.*
Ivy	*Hedera helix*
Moss	*Bryophyta sp.*
Smooth sow thistle	*Sonchus oleaceus*
Sycamore	*Acer pseudoplatanus*

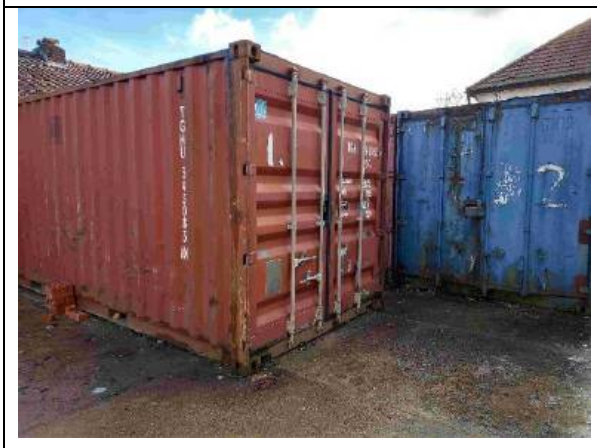
Table 2: Target Notes

Target Note Number	Description
TN1	Shipping Containers
TN2	Location of Deadwood
TN3	Location of Skip

Appendix 3

Appendix 3: Photographs

Table 3: Photographs of the site

	
Photograph 1: Concrete hardstanding yard	Photograph 2: Eastern elevation of building B1
	
Photograph 3: Slipped, broken and missing tiles on B1	Photograph 4: Northern and eastern elevation of B1
	
Photograph 5: Shipping containers (TN1)	Photograph 6: Shipping containers (TN1)

	
Photograph 7: Scattered tree off the western site boundary	Photograph 8: Self-seeded sycamore sapling
	
Photograph 9: Standing deadwood (TN2)	Photograph 10: Short perennial vegetation
	
Photograph 11: Tall ruderal	Photograph 12: Brick wall

	
Photograph 13: Gap in brickwork with cobwebs	Photograph 14: Offsite hedgerow and scattered trees

Appendix 4

Appendix 4: Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive);
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CRoW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The Environment Act sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The Environment Act (2021) sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25-Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The DEFRA Statutory Biodiversity Metric has been implemented to work alongside the Environment Act (2021). This tool calculates potential biodiversity impacts as a result of development and identifies mitigation and compensation requirements to ensure no net loss of biodiversity. In addition, it identifies measures that can be implemented in order to meet biodiversity gain as a result of development.

The NPPF 2024 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 *Conserving and enhancing the natural environment*. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes and sites of biodiversity value, recognise the wider benefits from natural capital and ecosystem services and minimising impacts on and provide net gains for biodiversity. Further guidance is provided within Government Circular *06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System*.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up to date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAP) and Species Action Plans (SAP) and there are also "grouped action plans" for groups of related species with similar conservation requirements. The LBAP relating to this Site is the Greater Manchester Biodiversity Action Plan.

Badgers

The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992.

Under the Protection of Badgers Act 1992 it is an offence *inter alia* to:

- Wilfully kill, injure or take a badger, or to attempt to do so;
- Cruelly ill-treat a badger; or
- Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett.

The Badger Act 1992 defines a badger's sett as "*any structure or place which displays signs indicating current use by a badger*"

Natural England can issue licences to enable works to continue that may affect a protected species. In relation to disturbance of badgers, Natural England (2009) gives guidelines on disturbance which will require a licence. These includes: "*using very heavy machinery (generally tracked vehicles) within 30 metres of any entrance to an active sett; using lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres; light work such as hand digging or scrub clearance within 10 metres. There are some activities which may cause disturbance at greater distances (such as using explosives or pile driving) and these should be given individual consideration.*"

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation, as summarised on pages 9 and 10 of the *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024), it is a criminal offence to:

"To kill, capture, injure or take a wild bat;

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidently. No element of intentional, reckless or deliberate action needs to be evidenced;*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild."*

Breeding Birds

Breeding Birds are protected under the Wildlife and Countryside Act which make it an offence to:

- *intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.*

Invasive Species

It is an offence under Section 14(2) of the Wildlife and Countryside Act 1981 to '*plant or otherwise cause to grow*' in the wild any plant in Schedule 9 Part II.

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

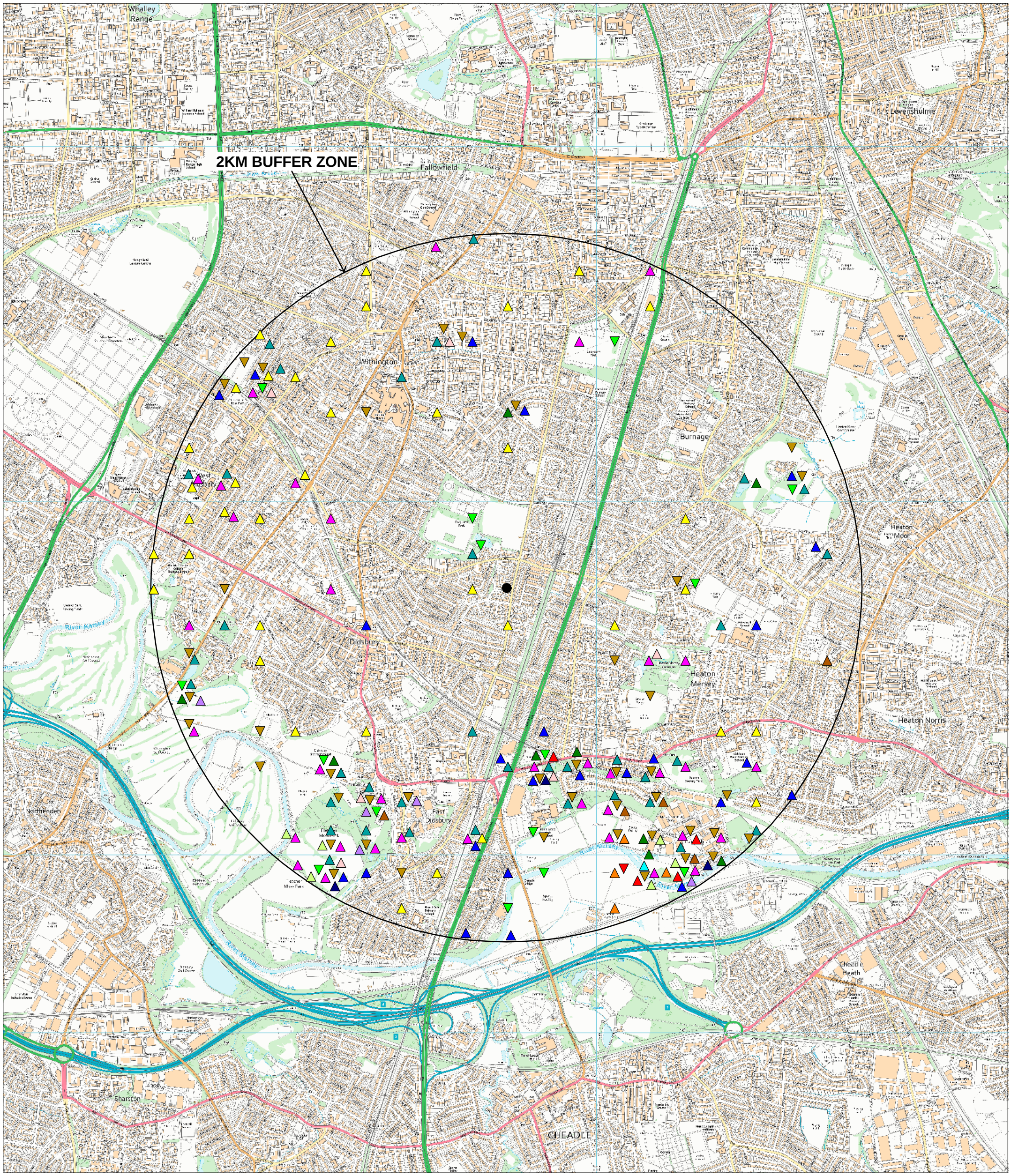
Local Policy

The site lies within Manchester and is covered by the Manchester Core Strategy (adopted 2012), the Places for Everyone Joint Development Plan Document (PfE), and relevant extant policies of the Manchester Unitary Development Plan.

PfE was adopted by Manchester City Council on 20 March 2024 and forms part of the statutory development plan for Manchester. The key policy of relevance to ecology is **Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity**, which seeks to protect and enhance biodiversity, habitats and ecological connectivity and achieve biodiversity net gain.

Manchester Core Strategy Policy **EN15: Biodiversity and Geological Conservation** remains relevant where not superseded by PfE, with elements of EN15 replaced by Policy JP-G8.

Appendix 5



KEY

SECTION 41 SPECIES

- BULLFINCH
- COMMON TOAD
- CURLEW
- DUNNOCK
- HEDGEHOG
- HERRING GULL
- HOUSE SPARROW
- LAPWING
- LESSER REDPOLL
- LS WOODPECKER
- LINNET
- REED BUNTING
- S41 MOTH
- SKYLARK
- SONG THRUSH
- STARLING

GREATER MANCHESTER ECOLOGY UNIT
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MINDEN CLOSE - MAP 5

SCALE 1:20,000

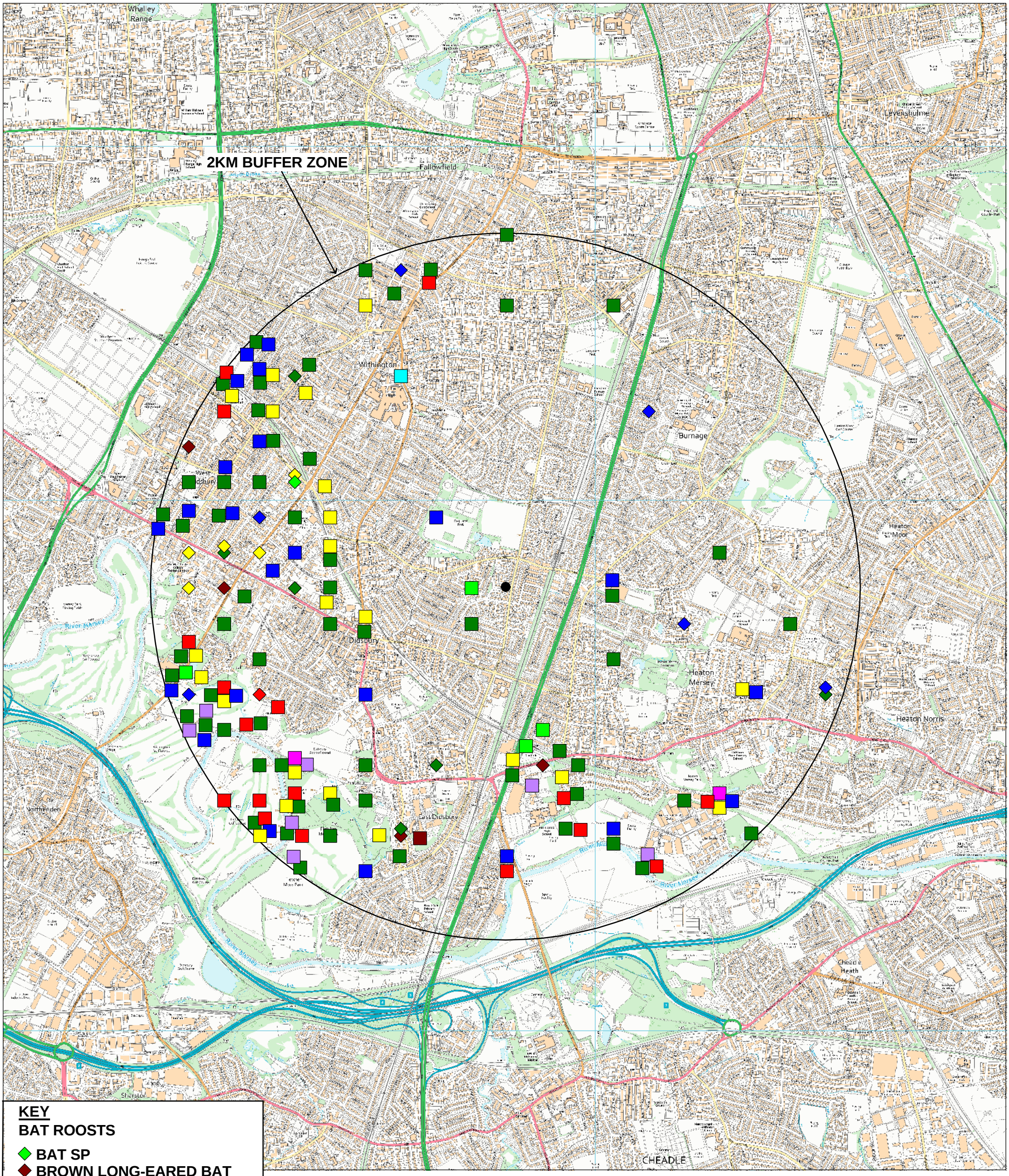
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Greater Manchester Ecology Unit

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Date Produced: 27/01/2023



KEY

BAT ROOSTS

- BAT SP
- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE

BATS OTHER SIGNS

- BAT SP
- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- MYOTIS SP
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE
- WHISKERED BAT

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ECOLOGICAL SEARCH - SJ 8549 9151
MINDEN CLOSE - MAP 4

SCALE 1:20,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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2KM BUFFER ZONE

STENNER WOODS & MILLGATE FIELD

HEATON MERSEY COMMON

MERSEY VALE NATURE PARK

Whalley Range
Fallowfield
Levenshulme
Withington
Burnage
West Didsbury
Didsbury
River Mersey
Heaton Moor
Heaton Mersey
Heaton Norris
Northenden
East Didsbury
Sharston
CHEADLE

KEY

SITES

LOCAL NATURE RESERVES

PROTECTED SPECIES

- GREAT CRESTED NEWT
- GC NEWT ABSENCE
- WATER VOLE
- WATER VOLE ABSENCE
- BARN OWL
- BEE ORCHID
- COMMON SCOTER
- GRASS SNAKE
- GREY HERON(RY)
- HOBBY
- KINGFISHER
- OTTER
- PEREGRINE

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MINDEN CLOSE - MAP 2

SCALE 1:20,000

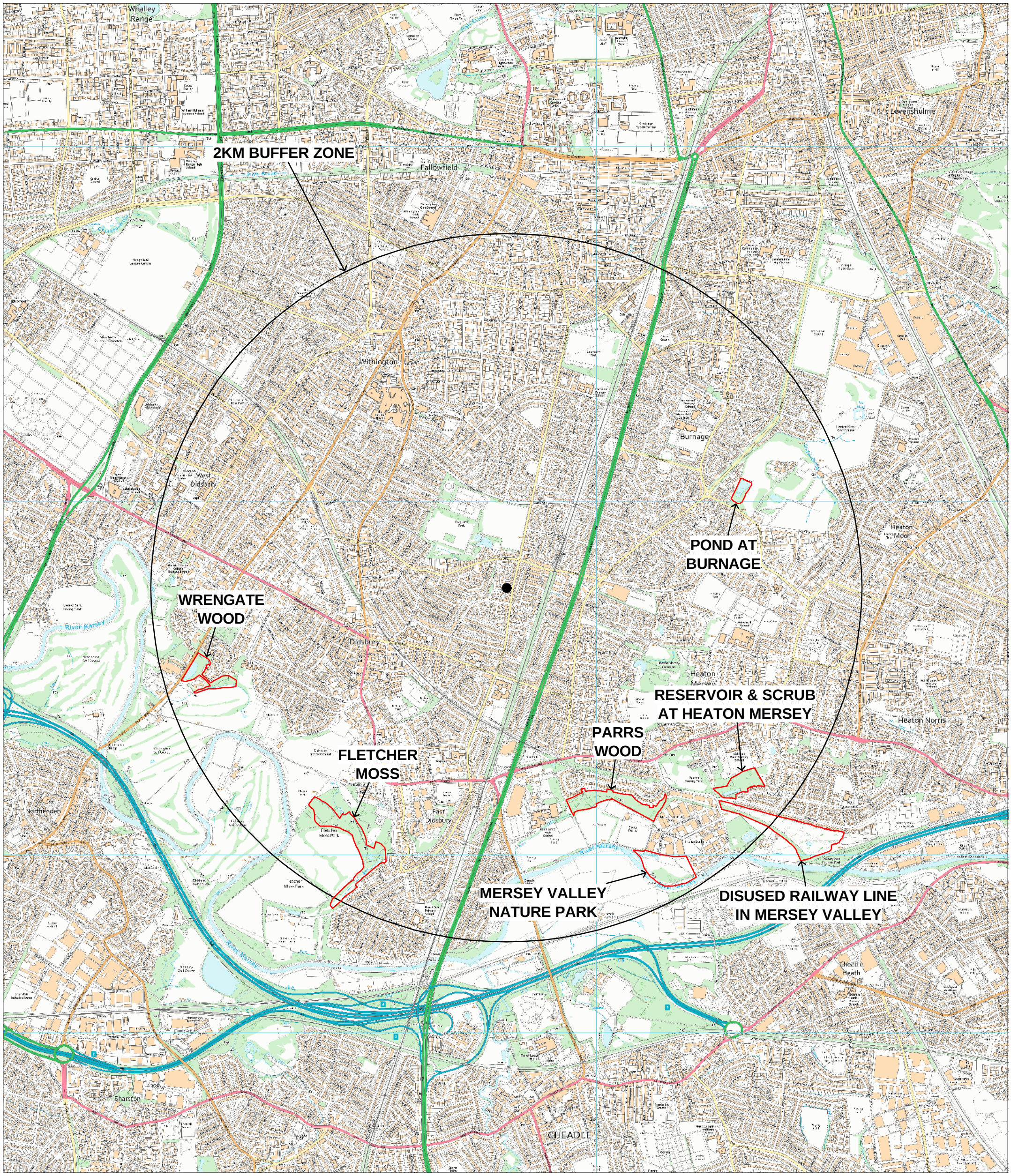
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KEY

SITE OF BIOLOGICAL IMPORTANCE

SBI BOUNDARY

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MINDEN CLOSE - MAP 1

SCALE 1:20,000

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2KM BUFFER ZONE

KEY

BAP-S41 SPECIES

- Bullfinch
- Common Scoter
- Common Toad
- Cuckoo
- Curlew
- Dunnock
- Hedgehog
- Herring Gull
- House Sparrow
- Lapwing
- LS Woodpecker
- Linnet
- Redpoll
- Reed Bunting
- S41 Moth
- Skylark
- Song Thrush
- Sptd Flycatcher
- Starling
- Willow Tit
- Yellow Wagtail

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MINDEN CLOSE - MAP 5

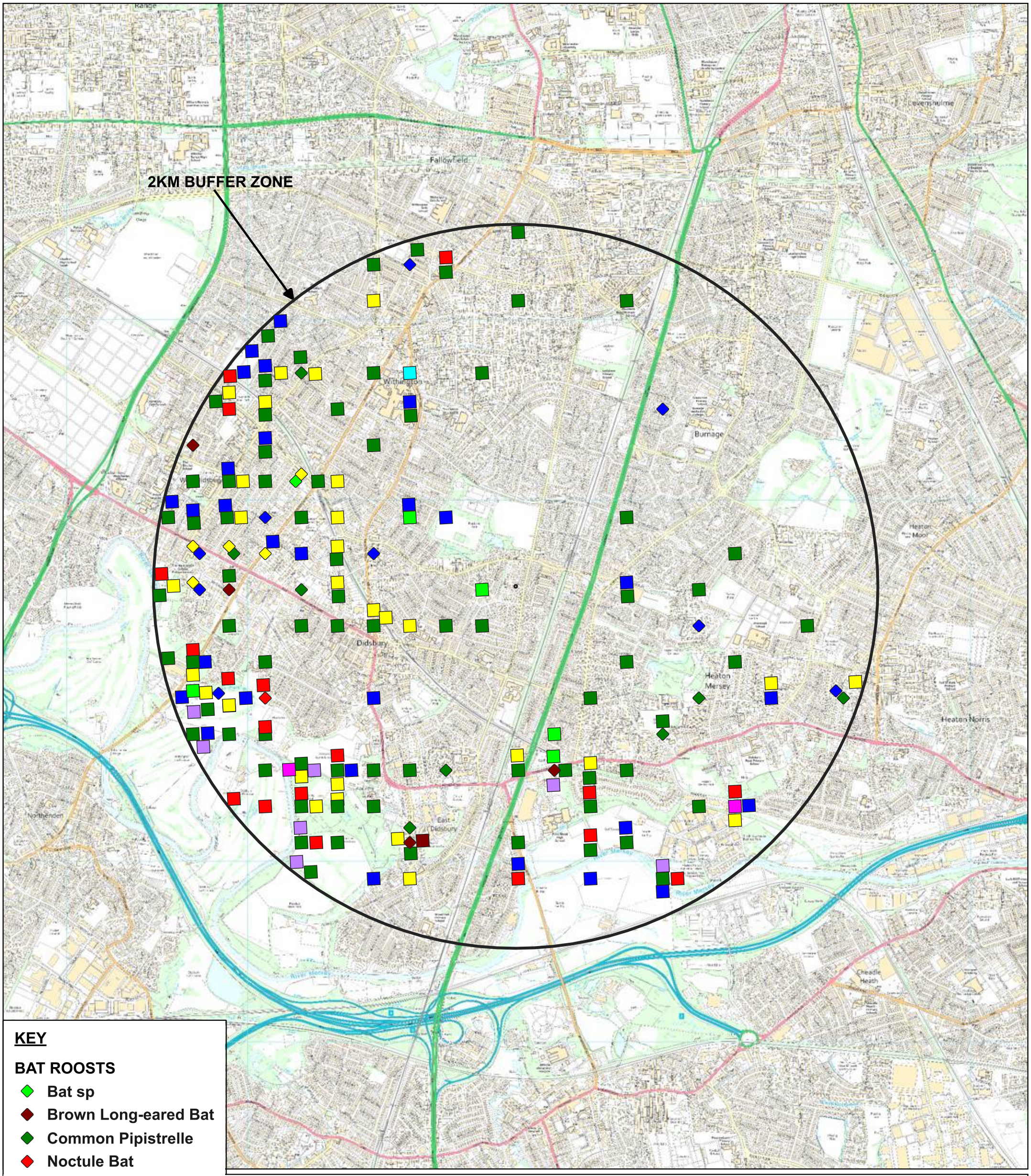
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KEY

BAT ROOSTS

- Bat sp
- Brown Long-eared Bat
- Common Pipistrelle
- Noctule Bat
- Pipistrelle sp
- Soprano Pipistrelle

BAT SIGNS

- Bat sp
- Brown Long-eared Bat
- Common Pipistrelle
- Daubenton's Bat
- Myotis sp
- Noctule Bat
- Pipistrelle sp
- Soprano Pipistrelle
- Whiskered Bat

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MINDEN CLOSE - MAP 4

SCALE 1:20000

CONTAINS BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

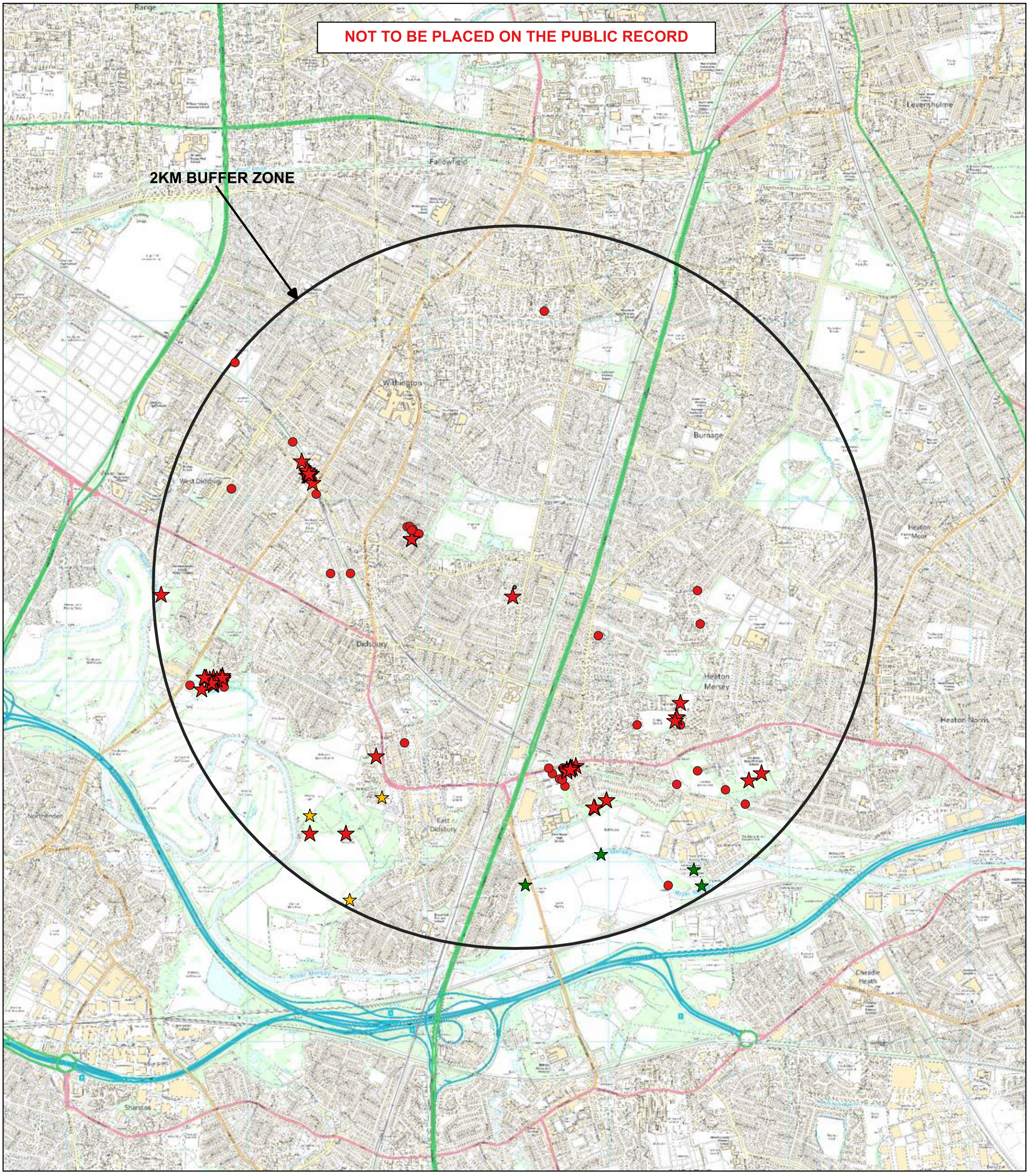
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KEY

CONFIDENTIAL RECORDS

- Badger Sett
- Badger Signs
- Barn Owl
- Kingfisher

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 85486 91519
MINDEN CLOSE - MAP 3

SCALE 1:20000

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2KM BUFFER ZONE

HEATON MERSEY COMMON

STENNER WOODS & MILLGATE FIELD

MERSEY VALE NATURE PARK

KEY

LOCAL NATURE RESERVES

PROTECTED SPECIES

- Great Crested Newt
- GCN Absent
- Water Vole
- Water Vole Absent
- Barn Owl
- Bee Orchid
- Grass Snake
- Grey Heron (Heronry)
- Hobby
- Kingfisher
- Otter
- Peregrine

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 85486 91519
MINDEN CLOSE - MAP 2

SCALE 1:20000

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MINDEN CLOSE - MAP 6

SCALE 1:20000

KEY

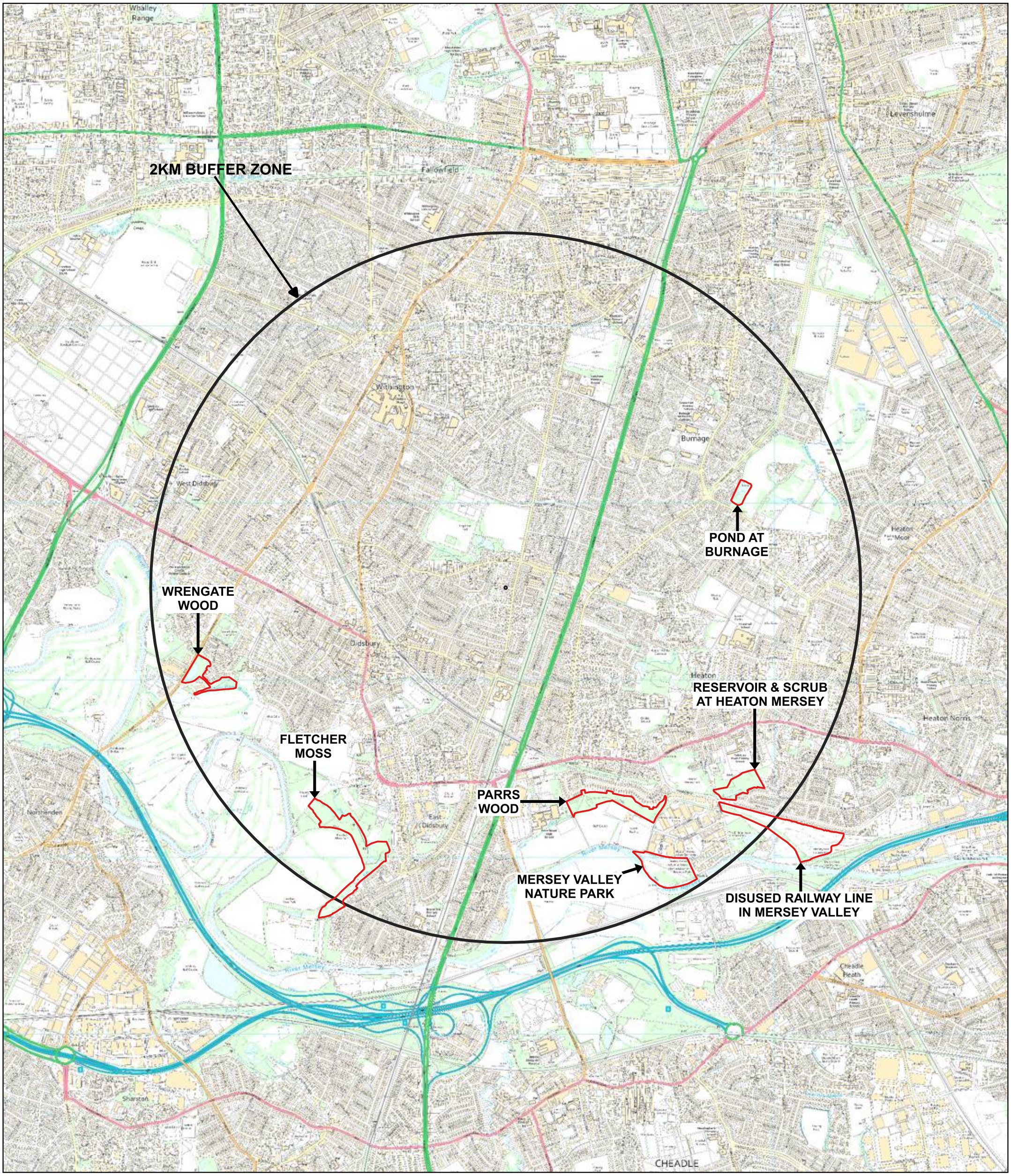
- Core Local Nature Sites (APIBs)
- GM Nature Network (ACB)

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MINDEN CLOSE - MAP 1

SCALE 1:20000

KEY

Sites of Biological Importance

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