# PRELIMINARY ECOLOGICAL APPRAISAL REPORT

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| **Site:** | Old Mill Street, Manchester |
| **References:** | 83-204-R1-2 |
| **Date:** | 08 September 2026 |
| **Client:** | Zentra Group PLC |



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# QUALITY ASSURANCE

| Report references | 83-204-R1-2 |
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| 01 | First issue | 04/09/2026 |
| 02 | Update to Preliminary Roost Assessment | 08/09/2026 |

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# EXECUTIVE SUMMARY

| | |
|---|---|
| **Site Address** | Old Mill Street, New Islington, Miles Platting, Manchester M4 6FL |
| **Grid Reference** | SJ 85487 98450 |
| **Site Area** | 0.15 ha |
| **Current Site Use and Adjacent Site Use** | The site comprised a gravel car park. The site is located in New Islington, Manchester. The site is directly adjacent to Old Mill Street to the northwest and bounded by Upper Kirby Street (Lampwick Lane) to the southwest. High-density modern residential apartment buildings and townhouse developments occupy the north, east, south and west boundaries. The Ashton Canal runs parallel to the site at approximately 50 m to the southeast, with the New Islington Marina and associated public boardwalks located approximately 300 m to the west and southwest. Holt Town Metrolink tram stop is located approximately 350 m to the east, while Manchester Piccadilly railway station is located approximately 800 m to the southwest. The surrounding area within 1 km primarily comprises a mix of urban residential developments, regenerated canal basins, commercial and retail units, and light industrial parcels extending toward Miles Platting to the north and Beswick to the east. |
| **Designated Sites** | No statutory designated sites are located within 1 km of the site. However, the site falls within the Impact Risk Zone (IRZ) of two Sites of Special Scientific Interest (SSSIs):<br>• Rochdale Canal SSSI and Special Area of Conservation (SAC), located approximately 4.3 km northeast of the site.<br>• Hollinwood Branch Canal SSSI and Local Nature Reserve (LNR), located approximately 5.6 km east of the site.<br>Current development proposals comprise the construction of a multi-storey residential complex with associated utilities and amenities. As per the criteria listed on MAGIC (accessed September 2026), the proposed site will not require further consultation with Natural England to proceed, as the development is unlikely to have a harmful effect on the statutory designated sites due to their distance and the scale of proposals.<br>Two Sites of Biological Importance (SBIs) are located within 1 km of the site:<br>• Ashton Canal (West) SBI, located approximately 50 m southeast of the site.<br>• Rochdale Canal – Stott's Lane to Ducie Street Basin SBI, located approximately 120 m west of the site.<br>Due to the small-scale proposals, it is unlikely that there will be a negative impact on the surrounding SBIs as a result of the development, despite their distance from site. However, dust prevention methods are recommended to ensure that no negative impacts are incurred on the SBIs. Furthermore, an increase in visitors to the SBIs is anticipated as a result of the development due to the current proposals, though infrastructure such as footpaths and boardwalks associated with the SBIs are already in place, so any visitor impact on the SBIs is anticipated to be minimal. |
| **Survey Results** | The site was found to comprise developed land; sealed surface, artificial, unvegetated, unsealed surface, a building and two individual trees. |

The site was found to have the following potential ecological constraints:

- Potential presence of common amphibians within the understorey of the individual trees.
- Site has some, though limited potential for foraging and commuting bats.
- Potential presence of hedgehog within the understorey of the individual trees.
- Opportunities for nesting birds within the individual trees.

# RECOMMENDATIONS

No further surveys are required to inform a planning application.

The following mitigation is recommended:

- Dust prevention methods for SBIs.
- Retention of individual trees.
- Common amphibians are to be removed by hand from the working area during the clearance phase.
- The lighting design should ensure any further potential lighting impacts for bats are reduced.
- If trees are removed, their bases should be checked, prior to removal, for sheltering hedgehogs. It is recommended that any clearance takes place outside of December-March (inclusive) to avoid impacting hibernating hedgehogs.
- If any trees require removal, they should be removed outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 48 hours before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged.

The current application will be exempt from mandatory Biodiversity Net Gain as the site area for the proposed development covers approximately 0.15 hectares and does not impact a priority habitat.
*'From the 6th of August 2026, Biodiversity Net Gain does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below.' (GOV.UK, 2026. Biodiversity Net Gain: Exempt Developments).*

# CONTENTS

1. INTRODUCTION ..... 7
1.1. Background ..... 7
1.2. Proposed Development ..... 7
1.3. Site Location ..... 7
1.4. Objectives ..... 8
1.5. Confidentiality ..... 8

2. METHODOLOGY ..... 9
2.1. Desktop Survey ..... 9
2.2. Vegetation and Habitats ..... 9
2.3. Fauna ..... 9
2.4. Preliminary Roost Assessment ..... 10
2.5. Survey Limitations ..... 11

3. SURVEY RESULTS ..... 12
3.1. Site Context ..... 12
3.2. Designated Sites ..... 12
3.3. Habitats ..... 13
3.3.1. Developed Land; Sealed Surface (u1b) ..... 13
3.3.2. Artificial, Unvegetated, Unsealed Surface (u1c) ..... 13
3.3.3. Target Note 1 (TN1) ..... 14
3.3.4. Building (u1b5) ..... 14
3.3.5. Individual Trees (32) ..... 15
3.4. Protected and Notable Species ..... 15
3.4.1. Amphibians ..... 15
3.4.2. Bats ..... 16
3.4.3. Badger ..... 17
3.4.4. Other Terrestrial Mammals ..... 17
3.4.5. Otter and Water Vole ..... 17
3.4.6. White-clawed Crayfish ..... 18
3.4.7. Breeding Birds ..... 18
3.4.8. Reptiles ..... 18
3.4.9. Notable Invertebrates ..... 18
3.4.10. Invasive Plant Species ..... 18

4. ECOLOGICAL CONSTRAINTS AND MITIGATION ..... 19
4.1. Development Proposals ..... 19

4.2. Designated Sites ..... 19
4.3. Habitats ..... 19
4.3.1. Individual Trees ..... 19
4.4. Protected and Notable Species ..... 20
4.4.1. Amphibians ..... 20
4.4.2. Bats ..... 20
4.4.3. Hedgehogs ..... 20
4.4.4. Breeding Birds ..... 20

5. FURTHER SURVEYS ..... 22

6. BIODIVERSITY NET GAIN ..... 23

7. REFERENCES ..... 24

APPENDIX I: LIMITATIONS ..... 25

APPENDIX II: UKHAB HABITAT PLAN ..... 27

APPENDIX III: PRELIMINARY ROOST ASSESSMENT: B1 ..... 28

# 1. INTRODUCTION

## 1.1. BACKGROUND

Zentra Group PLC commissioned E3P to undertake a Preliminary Ecological Appraisal at Old Mill Street, Manchester, hereafter referred to as "the site".

This report has been prepared by Max McCormick, Consultant Ecologist at E3P. Max holds a Qualifying CIEEM membership, a Level 3 Field Identification Skills Certificate, a Class 1 Great Crested Newt Licence (2025-80343-SCI-CL08) and has experience undertaking Preliminary Ecological Appraisals, protected species surveys and ecological mitigation for a wide variety of projects across the UK.

## 1.2. PROPOSED DEVELOPMENT

Current development proposals comprise the construction of a multi-storey residential complex with associated utilities and amenities.

## 1.3. SITE LOCATION

The site is located in New Islington, Manchester. The site is directly adjacent to Old Mill Street to the northwest and bounded by Upper Kirby Street (Lampwick Lane) to the southwest. High-density modern residential apartment buildings and townhouse developments occupy the north, east, south, and west boundaries. The Ashton Canal runs parallel to the site at approximately 50 m to the southeast, with the New Islington Marina and associated public boardwalks located approximately 300 m to the west and southwest. Holt Town Metrolink tram stop is located approximately 350 m to the east, while Manchester Piccadilly railway station is located approximately 800 m to the southwest. The surrounding area within 1 km primarily comprises a mix of urban residential developments, regenerated canal basins, commercial and retail units, and light industrial parcels extending toward Miles Platting to the north and Beswick to the east.

Please refer to Figure 1.1 for the approximate site location.

**Figure 1.1 Approximate Site Location**



## 1.4. OBJECTIVES

The objectives of the Preliminary Ecological Appraisal are as follows:

- Identify the major habitats present.
- Ascertain the presence or potential presence of any legally protected species and habitats.
- Recommend any further surveys or mitigation that may be required.

The Preliminary Ecological Appraisal comprises a desk study and site walkover. This survey has been completed as a baseline assessment of the site, and as such, please see the end of the report for further surveys and mitigation proposed.

## 1.5. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.

# 2. METHODOLOGY

## 2.1. DESKTOP SURVEY

The following sources of information and ecological records were consulted:

- MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, accessed September 2026.
- Aerial mapping and ordnance survey maps.
- Local data records from the past 10 years provided by Greater Manchester Ecology Unit (GMEU) on 02nd September 2026.

A 1 km search area was utilised for the data search, with this being deemed an appropriate distance for the Zone of Influence of the site due to the small size of the site and the nature of the proposals. Data from the last ten years was considered during the assessment. Historic data (over 10 years ago) was only utilised where relevant.

The data search included the request for details of protected and notable species of flora and fauna within 1 km of the central grid reference of the site.

Please note that a lack of up-to-date records does not confirm the absence of a species from the area. The lack of records may simply be a result of a lack of protected species surveys being undertaken within the local area.

## 2.2. VEGETATION AND HABITATS

A Preliminary Ecological Appraisal of the proposed development site was undertaken by Max McCormick on 01st September 2026. The weather was sunny with a light breeze.

The walkover survey was undertaken to the standard methodology as detailed by the UK Habitat Classification Version 2.0 (UKHab, 2023). The assessment follows the methodology as per “Guidelines for Preliminary Ecological Appraisal” (CIEEM, 2017).

A vegetation and habitat plan has been produced for the proposed development site (please refer to Appendix II). The mapping is based on the UK Habitat Classification Version 2.0 (UKHab, 2023).

Searches were made for uncommon, rare, and statutorily protected plant species, those species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and uncommon plant communities. All plant nomenclature follows Stace (2019).

Searches were carried out for the presence of invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), including Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*).

## 2.3. FAUNA

A thorough search of the site for signs of protected species of fauna was undertaken during the site walkover. These searches considered the following:

- Suitability of any ponds to support notable amphibians, including great crested newts (*Triturus cristatus*), and the suitability of the site’s terrestrial habitats to support amphibians.
- Suitability of the site to support reptiles by way of habitat structure and refuge piles, as well as links to the wider landscape.

- Signs of badgers (*Meles meles*), by way of setts, mammal paths, foraging signs or latrines to indicate usage of the site by the species.
- Search of any watercourses for signs or suitability for water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) by way of burrows, resting places, holts and foraging signs.
- Suitability of the site to support roosting, foraging and commuting bats.
- Suitability of the site to support notable bird species.
- Suitability of the site to support notable invertebrates.
- Search of the site for any invasive species.

## 2.4. PRELIMINARY ROOST ASSESSMENT

An initial Preliminary Roost Assessment (PRA) was undertaken by Max McCormick on 01st September 2026. However, internal access could not be gained into Building 1 (B1) at the time of the survey, so an updated internal inspection was undertaken on 08th September 2026.

The survey involved undertaking a systematic search of the trees and structures, searching for signs of bats or spaces where bats would be able to access. The methodology followed that described in Bat Surveys for Professional Ecologists, 4th Edition (Collins, 2023).

The structure and trees on-site were categorised for their bat roosting potential as described in Table 2.1, with the trees categorised as described in Table 2.2 in accordance with Collins (2023).

Please refer to Appendix III for the PRA of the building.

**Table 2.1 Bat Roosting Potential Classification of Structures**

| CATEGORY | DESCRIPTION |
|---|---|
| None | No habitat features on site likely to be used by any roosting bats at any time of the year. |
| Negligible | 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. |
| 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 and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. |
| Moderate | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but unlikely to support a roost of high conservation status. |
| 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 and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site. |

**Table 2.2 Bat Roosting Potential Classification of Trees**

| CATEGORY | DESCRIPTION |
|---|---|
| PRF-I | PRF is only suitable for individual bats or very small numbers of bats, either due to size or lack of suitable surrounding habitats. |
| PRF-M | PRF is suitable for multiple bats and may therefore be used by a maternity colony. |

## 2.5. SURVEY LIMITATIONS

A Preliminary Ecological Appraisal does not constitute a full botanical survey. Instead, key species are identified to give a representative description of each habitat type.

This survey was undertaken at the beginning of September, which is an appropriate time of the year to undertake a survey. However, as a result of differing flowering times, some species of flora may have been missed or misidentified, including some invasive/non-native species. However, this isn't deemed a major constraint due to the limited vegetated habitat present on-site.

A survey of all areas within 30 m of the site boundary to search for field signs of badger was not possible due to the presence of private residential property to the northeast. However, this isn't considered a major constraint as it is unlikely badgers would utilise these areas due to the constant disturbance of residents. Additionally, areas that could be surveyed within 30 m of the site boundary were found to have no field signs of badger, further reducing the likelihood of badgers being present in proximity to the site.

An internal inspection of the utility shed (B1) was unable to be undertaken during the initial survey, as the entrance was boarded up. However, an updated internal inspection was able to be undertaken on 08th September 2026, which identified any potential roosting features inside B1. Therefore, the Preliminary Roost Assessment was able to be fully undertaken.

These constraints have been taken into consideration during the assessment.

# 3. SURVEY RESULTS

## 3.1. SITE CONTEXT

The site is a small parcel of gravel with some colonised vegetation within a predominantly urban landscape. As such, the site is anticipated to offer minimal value for local common fauna, though some individuals may use the site to commute to areas of more valuable ecological habitat, such as bats and birds.

Areas surrounding the site are predominantly residential and commercial with associated hard landscaping. These areas are anticipated to provide minimal ecological value to the site. However, areas of playing spaces and vegetated gardens associated with these amenities may provide commuting opportunities for species of birds, as well as potential for common amphibians, badger and hedgehog *(Erinaceus europaeus)*.

Parcels of UK Biodiversity Action Plan (UK BAP) Priority Habitat Deciduous Woodland are located within 1 km of the site, the closest of which is located approximately 420 m east of the site. These woodland habitats are anticipated to support a wide range of flora and fauna, including specialist species of invertebrates, fungi, and birds. However, these parcels of woodland are separated from the site via Ashton Canal as well as residential and commercial properties, therefore reducing the likelihood of species commuting from the woodland to the site.

Ashton Canal is located approximately 50 m southeast. This watercourse is anticipated to be of value for species that specialise in feeding along watercourses, such as otter, kingfisher *(Alcedo atthis)* and Daubenton's bat *(Myotis daubentonii)*. However, the canal is separated from the site by urban land, which provides limited commuting opportunities for species from the canal to the site.

## 3.2. DESIGNATED SITES

No statutory designated sites are located within 1 km of the site. However, the site falls within the Impact Risk Zone (IRZ) of two Sites of Special Scientific Interest (SSSIs):

- Rochdale Canal SSSI and Special Area of Conservation (SAC), located approximately 4.3 km northeast of the site. The site is designated as a SSSI as it contains important habitats for submerged aquatic plants and emergent vegetation, as well as a diverse assemblage of aquatic flora, notably the assemblage of pondweeds. Additionally, the site is designated as a SAC for its floating water-plantain *(Luronium natans)* (S1831).
- Hollinwood Branch Canal SSSI and Local Nature Reserve (LNR), located approximately 5.6 km east of the site. The site is designated as a SSSI as it serves as the best example of a mesotrophic standing water system in Greater Manchester and Merseyside, harbouring exceptionally diverse open-water plant communities of regional and national importance. Additionally, the site is designated as a LNR for its urban fringe habitat.

Current development proposals comprise the construction of a multi-storey residential complex with associated utilities and amenities. As per the criteria listed on MAGIC (accessed September 2026), the proposed site will not require further consultation with Natural England to proceed, as the development is unlikely to have a harmful effect on the statutory designated sites due to their distance and the scale of proposals.

Two Sites of Biological Importance (SBIs) are located within 1 km of the site:

- Ashton Canal (West) SBI, located approximately 50 m southeast of the site. The site is designated as an SBI as the canal is an important wildlife corridor linking Ashton with Manchester via Openshaw and provides an important accessible natural greenspace in an otherwise urban landscape.

- Rochdale Canal – Stott's Lane to Ducie Street Basin SBI, located approximately 120 m west of the site. The site is designated as an SBI for its assemblages of pondweeds and floating water-plantain.

Due to the small-scale proposals, it is unlikely that there will be a negative impact on the surrounding SBIs as a result of the development, despite their distance from site. However, dust prevention methods are recommended to ensure that no negative impacts are incurred on the SBIs. Furthermore, an increase in visitors to the SBIs is anticipated as a result of the development due to the current proposals, though infrastructure such as footpaths and boardwalks associated with the SBIs are already in place, so any visitor impact on the SBIs is anticipated to be minimal.

## 3.3. HABITATS

The main habitats encountered during the survey are described in the following subsections. Please refer to Appendix II for the UKHab Habitat Plan.

### 3.3.1. DEVELOPED LAND; SEALED SURFACE (u1b)

Hardstanding roads and footpaths bounded the northern, western and southern boundaries of the site.

**Figure 3.1 Showing Developed Land; Sealed Surface**



### 3.3.2. ARTIFICIAL, UNVEGETATED, UNSEALED SURFACE (u1c)

The majority of the site comprised a parcel of gravel that was currently being used as a car park. Colonised vegetation was present on the margins of the site boundary, which comprised bramble *(Rubus fruticosus agg.),* butterfly-bush *(Buddleja davidii)*, common ragwort (*Jacobaea vulgaris)*, dandelion *(Taraxacum officinale agg.),* herb-Robert *(Geranium robertianum)*, nipplewort *(Lapsana communis)* and sycamore saplings *(Acer pseudoplatanus)*.

Figure 3.2 Showing Artificial, Unvegetated, Unsealed Surface



### 3.3.3. TARGET NOTE 1 (TN1)

A notably large butterfly-bush shrub was present in the north corner of the site.

Figure 3.3 Showing TN1



### 3.3.4. BUILDING (u1b5)

A small utility shed (B1) was located in the northern corner of the site. Please refer to Appendix III for the Preliminary Roost Assessment of B1.

Figure 3.4 Showing B1



### 3.3.5. INDIVIDUAL TREES (32)

Two individual trees were located on the boundaries of the site. An elder *(Sambucus nigra)* tree was located on the eastern boundary of the site, and a dogwood *(Cornus sanguinea)* tree was located in the northwestern corner of the site boundary.

Figure 3.5 Showing Individual Tree



## 3.4. PROTECTED AND NOTABLE SPECIES

### 3.4.1. AMPHIBIANS

Consultation with MAGIC did not identify any great crested newt European Species Protected Licences (EPSLs) within 1 km of the site. The closest EPSL was located approximately 5.8 km west of the site, which was active from 2010 to 2011 for the destruction of a great crested newt resting place in Salford.

Further consultation did not find any great crested newt licence returns or pond surveys within 1km of the site.

Consultation with GMEU did not identify any records of great crested newts within 1 km of the site.

Great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist where habitat connectivity is of high quality) (English Nature, 2001). No waterbodies are located on-site. Furthermore, no waterbodies are located within 250 m of the site. Due to the lack of waterbodies and lack of records of the species, the presence of great crested newts on-site can be relatively discounted.

Consultation with GMEU identified one record of common toad *(Bufo bufo)* located approximately 670 m northeast of the site. This was recorded in 2023 and was associated with a residential development off Mellor Street.

The site does not provide suitable breeding habitat for common amphibians. Additionally, the site has limited potential to support the species group in their terrestrial phase, though the understorey of the individual trees may support some individuals on an occasional basis. As such, common amphibians may be present on-site.

### 3.4.2. BATS

Consultation with MAGIC identified six bat EPSLs within 1 km of the site. Please refer to Table 3.1 for the descriptions of these EPSLs.

**Table 3.1 Bat EPSL Descriptions**

| BAT EPSL REFERENCE | DESCRIPTION | APPROXIMATE LOCATION FROM SITE |
|---|---|---|
| 2019-41924-EPS-MIT-1 | Active from 2020 until 2031 for the active destruction of common pipistrelle *(Pipistrellus pipistrellus)* maternity roosts. Associated with a development off Carruthers Street. | 210 m east |
| 2014-3531-EPS-MIT(-1)(-2) | Active from 2014 until 2020 for the destruction of common pipistrelle non-breeding roosts. Associated with a development off Redhill Street. | 400 m northwest |
| 2016-24504-EPS-MIT(-1) | Active from 2016 to 2018 for the destruction of common pipistrelle non-breeding roosts. Associated with a development off Great Ancoats Street. | 610 m northeast |
| EPSM2013-5644 | Active from 2013 to 2015 for the destruction of common pipistrelle non-breeding roosts. Associated with a development off Great Ancoats Street. | 720 m northeast |
| 2019-43484-EPS-MIT | Active from 2019 to 2020 for the destruction of a common pipistrelle non-breeding roost. Associated with a development in Miles Platting. | 800 m northeast |
| 2019-38955-EPS-MIT | Active from 2019 to 2021 for the damage and destruction of common pipistrelle non-breeding roosts. Associated with a development off Mancunian Way. | 1 km southwest |

Consultation with GMEU identified records of common pipistrelle, noctule *(Nyctalus noctula)* and other pipistrelle species *(Pipistrellus sp.)* within 1 km of the site. The closest record was located approximately 280 m west of the site. This was a record of a pipistrelle species recorded in 2022 and associated with the New Islington Marina.

One building (B1) was located on-site, which was assessed for its suitability to support roosting bats, as detailed in Collins (2023). Two wooden doors were present that were partially covered at the base by a piece of plywood. A large cut-out hole was present on one of the doors, with the other door being left ajar. This provided clear access points into the interior of B1. The interior of B1 could not be inspected during the initial survey, as the entrance was boarded up. As such, it could not be determined whether any suitable roosting features were present inside at the time of the first survey.

Access to the interior of B1 was gained on 08th September 2026 during the updated internal inspection. This inspection did not identify any roosting features inside B1. Therefore, despite the access points located on the exterior, B1 was assessed as having **Negligible** bat roosting potential due to a lack of suitable roosting features. Please refer to Appendix III for the Preliminary Roost Assessment of B1.

The two individual trees present on-site were assessed for their suitability to support roosting bats, as detailed in Collins (2023). Both trees were assessed as having No bat roosting potential due to a lack of maturity and/or roosting features.

The colonised vegetation and individual trees may attract some invertebrate prey and therefore may provide some foraging opportunities for bats, though this is anticipated to be limited. Additionally, the Ashton Canal is located 50 m southeast of the site, which is anticipated to act as a commuting corridor for wildlife and in turn may provide commuting from the canal to the site, though this is also anticipated to be limited activity. The predominantly urban landscape of the site and its surrounding areas, as well as the street lighting, isolates the site and reduces the potential for it to be used often by bats. As such, the site was assessed as having some, though limited, potential to support foraging and commuting bats.

### 3.4.3. BADGER

Consultation with GMEU identified historic records of badger within 1 km of the site.

No badger setts or field signs of the species were located on-site or within 30 m of the site boundary, where access was possible. A survey of all areas within 30 m of the site boundary to search for field signs of badger was not possible, due to the presence of private residential property to the northeast. However, this isn't considered a major constraint as it is unlikely badgers would utilise these areas due to the constant disturbance of residents. Additionally, areas that could be surveyed within 30 m of the site boundary were found to have no field signs of badger, further reducing the likelihood of badgers being present in proximity to the site.

Due to the lack of field signs of badger, as well as the habitats present on-site, it is unlikely badgers would utilise the site for sett-building and foraging. Badgers may only occasionally use the site to commute to areas of more valuable habitat. Therefore, the presence of badgers on-site can be reasonably discounted.

### 3.4.4. OTHER TERRESTRIAL MAMMALS

Consultation with GMEU identified one record of hedgehog located approximately 670 m southwest of the site. This was recorded in 2020 and associated with a development off Jutland Street.

The site did not provide suitable foraging habitat for hedgehogs, though the understorey of the individual trees may provide some occasional refuge for the species.

### 3.4.5. OTTER AND WATER VOLE

Consultation with GMEU did not identify any records of otter or water vole within 1 km of the site.

No watercourses were located on-site or directly adjacent to the site. The closest watercourse was Ashton Canal, which is located approximately 50 m southeast of the site. Due to a lack of suitable aquatic habitat for otter and water vole within or adjacent to the site boundary, as well as the lack of records, both species have been ruled out from further assessment.

### 3.4.6. WHITE-CLAWED CRAYFISH

Consultation with GMEU did not identify any records of white-clawed crayfish *(Austropotamobius pallipes)* within 1 km of the site.

No watercourses were located on-site or directly adjacent to the site. The closest watercourse was Ashton Canal, which is located approximately 50 m southeast of the site. Due to a lack of suitable aquatic habitat for white-clawed crayfish within or adjacent to the site boundary, as well as the lack of records, the species has been ruled out from further assessment.

### 3.4.7. BREEDING BIRDS

Consultation with GMEU identified multiple records of notable birds within 1 km of the site, including bullfinch *(Pyrrhula pyrrhula),* dunnock *(Prunella modularis),* herring gull *(Larus argentatus),* house sparrow *(Passer domesticus),* kingfisher *(Alcedo atthis),* peregrine *(Falco peregrinus),* song thrush *(Turdus philomelos)* and starling *(Sturnus vulgaris).* The closest record was recorded in 2021 and located approximately 310 m north of the site. This was identified as a house sparrow, associated with a development off Downley Drive.

Common and notable bird species are anticipated to occasionally be present within the individual trees.

### 3.4.8. REPTILES

Consultation with GMEU did not identify any records of reptiles within 1 km of the site.

The site has little to no suitability for reptiles due to a lack of suitable habitat. The colonised vegetation was sparse, and the gravel did not provide optimal refuge for reptiles to bask. Due to this, as well as the lack of records, the species group has been ruled out from further assessment.

### 3.4.9. NOTABLE INVERTEBRATES

Consultation with GMEU identified records of cinnabar (*Tyria jacobaeae*) and white-letter hairstreak *(Satyrium w-album)* within 1 km of the site. The closest record was recorded in 2020 and located approximately 35 m southeast of the site. This was a record of cinnabar larvae associated with a development off Upper Kirby Street (Lampwick Lane). Common invertebrates are anticipated to be present within the colonised vegetation and individual trees. Though the site does contain ragwort, which is the food source of the larval stage of cinnabar, the plant is not plentiful enough on-site to support a population, and therefore the presence of notable invertebrates on-site can be relatively discounted.

### 3.4.10. INVASIVE PLANT SPECIES

Consultation with GMEU did not identify any records of invasive plant species within 1 km of the site.

During the survey, no invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were identified on-site.

# 4. ECOLOGICAL CONSTRAINTS AND MITIGATION

## 4.1. DEVELOPMENT PROPOSALS

Current development proposals comprise the construction of a multi-storey residential complex with associated utilities and amenities.

## 4.2. DESIGNATED SITES

Measures will be taken throughout the construction phase to avoid dust pollution to the two SBIs located within 1 km of the site. Pollution prevention and control strategies will be adhered to at all times. Any dust incidents within proximity to the site and/or adjacent habitats will be reported to the site manager and the Ecological Clerk of Works (ECoW). Dust control measures will include the following:

- Where possible, use a vacuum rather than a sweeping brush.
- Select the appropriate means of extraction/ suppression.
- If anyone is asked to carry out dust-generating activities without suppression measures, the site team will be consulted for advice.
- Dust-generating tasks will never be carried out without the required control measures in place.
- Sealing and sheeting of stockpiles.
- Sheeting of vehicles transporting materials to and from the site.
- Limiting the speed of construction vehicles within the site to 10 mph to reduce dust trails.
- Surfacing, where practicable, of the site haul roads.
- Damping down using hoses and mobile bowsers.
- Carrying out visual monitoring at sensitive locations.
- Regular servicing of plant and equipment including cleaning/replacement of air filters.
- Issue of COSHH reports to identify any substances likely to cause offensive odours.
- Issue of Risk Assessment and Method Statements (RAMS) setting out how effective control measures will prevent the release of odours.

## 4.3. HABITATS

The site contained limited value for wildlife. The individual trees comprised the highest value habitat, with the developed land; sealed surface and artificial, unvegetated, unsealed surface comprising the areas of lowest value.

### 4.3.1. INDIVIDUAL TREES

It is recommended that, where possible, the individual trees are retained and protected throughout the development. If any trees require removal, they should be replaced as soon as practicable. Any replacement planting should endeavour to be on the same aspect as that to be lost.

It is recommended that the landscape planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species. Species deemed suitable for this development could include berry-bearing native species such as:

- Dog rose *(Rosa canina)*.
- Elder.
- Guelder rose *(Viburnum opulus)*.

- Hawthorn *(Crataegus monogyna)*.
- Holly *(Ilex aquifolium)*.
- Rowan *(Sorbus aucuparia)*.
- Spindle *(Euonymus europaeus)*.
- Whitebeam *(Sorbus aria)*.

All planting should be from a trusted pest-free source and, where possible, be of local provenance.

Any trees within the site or boundary, to be retained, are to be appropriately protected during the construction phase. Temporary protective demarcation fencing will be used to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until the development has concluded to ensure protection is provided throughout the construction phase.

The fencing will be in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.

## 4.4. PROTECTED AND NOTABLE SPECIES

### 4.4.1. AMPHIBIANS

The site may support common amphibians on an occasional basis within the understorey of the individual trees. It is recommended that during the clearance phase of works, any common amphibians encountered be moved by hand, away from construction activities.

### 4.4.2. BATS

The site was assessed as having limited foraging and commuting potential for local bat species. Despite this, to reduce any further potential lighting impacts for bats, the following recommendations are advised for the lighting strategy:

- Warm white tones are preferable to blue-toned lights (3000k).
- LED lights are preferable as they produce minimal UV.
- To avoid light spill skyward, ensure lights face downward.

Lighting should follow the protocols outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and The Institution of Lighting Professionals (ILP) (2023). “Bats and Artificial Lighting at Night. Guidance Note GN08/23”.

It is recommended that any planting within the site be of native fruiting/flowering species in order to enhance the site for foraging bats post-completion.

Integrated bat boxes could also be installed post-construction to enhance the site for the species group.

### 4.4.3. HEDGEHOGS

The site was assessed as providing some refuge for hedgehogs within the understorey of the individual trees. These habitats should be retained where possible. If trees are removed, their bases should be checked, prior to removal, for sheltering hedgehogs. It is recommended that any clearance takes place outside of December-March (inclusive) to avoid impacting hibernating hedgehogs.

### 4.4.4. BREEDING BIRDS

The site was assessed as having value for common and notable bird species within individual trees. If any vegetation requires removal, it should be carried out outside of nesting bird season. Breeding bird season occurs between March and September (inclusive). If this is not possible, a suitably qualified ecologist should inspect the area no more than 48 hours prior to the removal. Should any nests, or nests

in construction, be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable standoff and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

Integrated bird boxes could be installed post-construction to enhance the site for the species group.

# 5. FURTHER SURVEYS

No further surveys are required to inform a planning application.

# 6. BIODIVERSITY NET GAIN

Current development proposals comprise the construction of a multi-storey residential complex with associated utilities and amenities. No other works are currently proposed.

The current application will be exempt from mandatory Biodiversity Net Gain as the site area for the proposed development covers approximately 0.15 hectares and does not impact a priority habitat.

*'From the 6th of August 2026, Biodiversity Net Gain does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below.' (GOV.UK, 2026. Biodiversity Net Gain: Exempt Developments).*

# 7. REFERENCES


- Bat Conservation Trust (2023). Bats and Artificial Lighting at Night Guidance Note 8
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal.
- CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.
- Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- English Nature (2001). Great Crested Newt Mitigation Guidelines.
- Environment Alliance (2007). PPG5: Pollution Prevention Guidelines; Works and Maintenance In or Near Water; PPG5.
- Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- The Institution of Lighting Professionals (ILP) (2023). Bats and Artificial Lighting at Night. Guidance Note GN08/23.
- Stace, C. A. (2019). New Flora of the British Isles. Fourth Edition. Cambridge University Press.
- UKHab (2023) UK Habitat Classification Version 2.0
- Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.


**END OF REPORT**

# Appendix I: Limitations



## GENERAL

This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as presented in Section 1) under the E3P “Terms of Business” or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

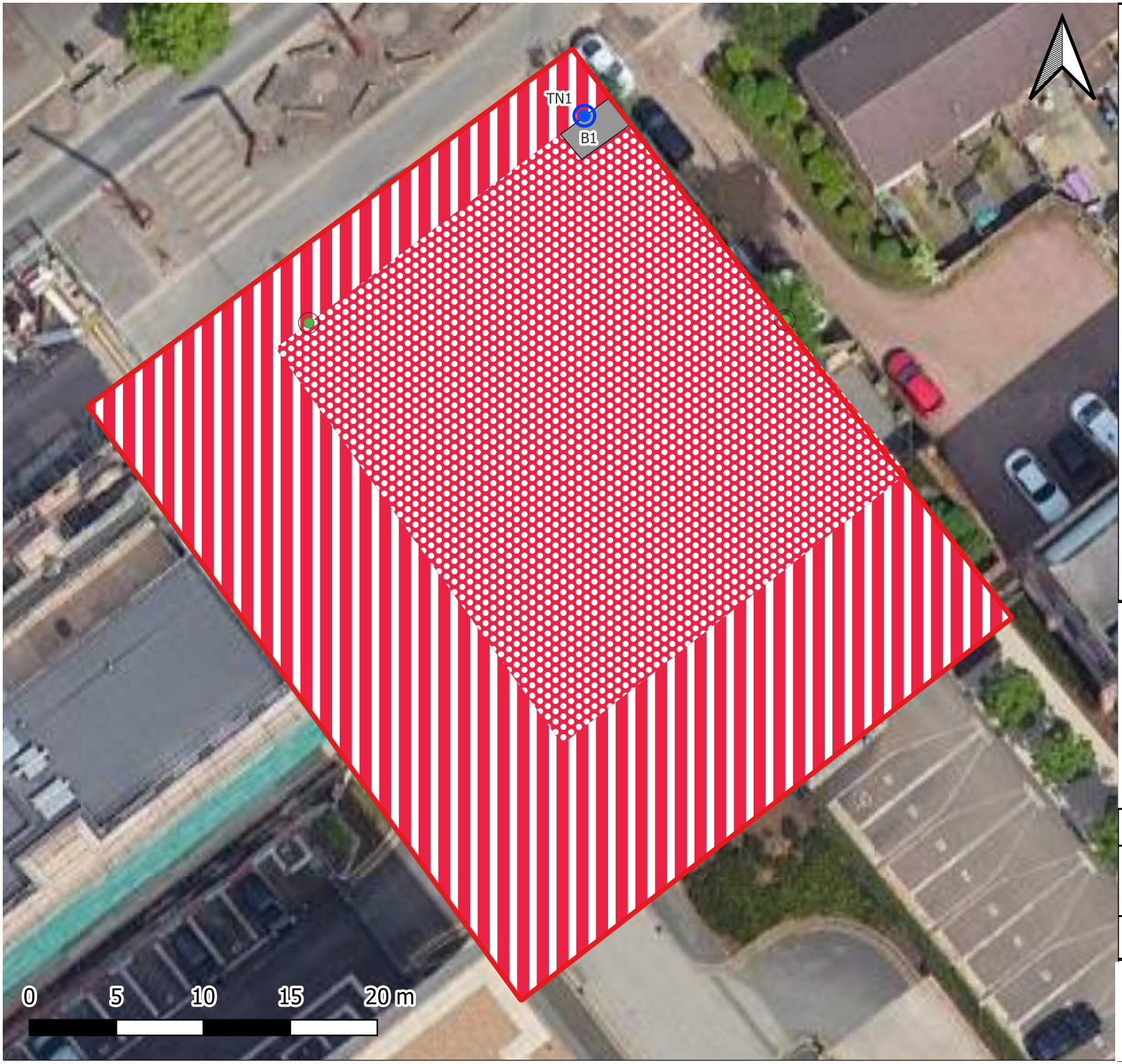
Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms of Business as included within our proposal to the Client.

Project-specific appointment documents may be agreed upon at our discretion, and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.

The scope of this report is limited to the observations made on the date of the visit to the site. While all efforts have been made to ensure the accuracy of the report, factors outside of our control may affect observations made on a future date.

# Appendix II: UKHab Habitat Plan






Key:

- Red line boundary
- Artificial unvegetated, unsealed surface
- Buildings
- Developed land; sealed surface
- Individual tree
- Target notes

Notes:

TN1: Notably large butterfly-bush shrub

| Issue: | Revision: | Date: | Drawn: | Authorised: |
|---|---|---|---|---|
| 1 | 2 | 08/09/2026 | MM | HM |

| | | |
|---|---|---|
| Client: Zentra New Islington Limited | Job No. 83-204 | Date: 08/09/2026 |
| | Drawing No. 83-204-001(02) | Scale: 1:298 @ A4 |
| Job title: Old Mill Street, Manchester | Drawing title: UKHab Habitat Plan Rev 2 | |

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# Appendix III: Preliminary Roost Assessment: B1



| REFERENCE | DESCRIPTION | PHOTOGRAPHIC RECORD |
|---|---|---|
| B1 | B1 comprised a small utility shed located in the northern corner of the site. B1 was comprised of concrete breeze blocks and a flat wooden roof with fascia boards.<br><br>The fascia boards were heavily weathered, though the soffit boards were intact and did not create any potential access points into B1.<br><br>Two wooden doors were present that were partially covered at the base by a piece of plywood. A large cut-out hole was present on one of the doors, with the other door being left ajar. This provided clear access points into the interior of B1.<br><br>The interior of B1 was inspected on the 08th September 2026. This inspection ascertained that no potential roosting features were located within the building. The interior brickwork was in a good, well-sealed condition with no crevices or gaps bats could utilise to roost. The interior ceiling of B1 was also in a good condition, with no gaps identified that were wide enough for a bat to utilise.<br><br>Therefore, despite the access points located on the exterior, B1 was assessed as having **Negligible** bat roosting potential due to a lack of suitable roosting features. | <br> |

| REFERENCE | DESCRIPTION | PHOTOGRAPHIC RECORD |
|---|---|---|
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| REFERENCE | DESCRIPTION | PHOTOGRAPHIC RECORD |
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