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Ecological Impact Assessment

Atlas Park Development, Manchester

Presented to: Aviva Life and Pensions UK Limited

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Non-Technical Summary

Lucion Delta-Simons Ltd ("Lucion") was instructed by Aviva Life and Pensions UK Limited (the 'Client') to undertake an Ecological Impact Assessment (EcIA) of an area of Atlas Business Park, Simonsway, Wythenshawe, Manchester, M22 5PR (hereafter referred to as the 'Site') to inform a planning application for an industrial development comprising *"the construction of seven units (light industrial (Use Class E(g)(iii), general industrial (Use Class B2) and/or storage or distribution (Use Class B8), together with ancillary offices (Use Class E(g)(i)) providing a total gross external area of 38,430 sqm; and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway"* (the 'Proposed Development').

This EcIA addresses the potential effects of the Proposed Development on ecology and nature conservation. The Report describes the methods used to assess the effects; the baseline conditions currently existing at the Site and within the immediate surrounding area; the mitigation measures required to prevent, reduce or offset any significant adverse effects and the likely residual effects after these measures have been adopted, as well as any proposed enhancement measures.

An ecological desk study undertaken in June 2026 identified no internationally designated statutory sites within 6 km of the Site, no nationally designated statutory sites and no locally designated statutory sites within 2 km of the Site. Three non-statutory designated Sites of Biological Importance (SBI) were identified within 2 km of the Site, the closest of which lies 65 m north-west of the Site.

The Site also falls within one or more Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ). The Proposed Development does not fall into any of the SSSI risk categories and therefore is unlikely to have a harmful effect on terrestrial SSSI or the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. There is therefore no requirement for the LPA to consult with Natural England on the likely impacts of the Proposed Development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

The habitats on Site were surveyed and assessed for their suitability to support protected/otherwise notable species by Lucion on 29th June 2026. The Site comprises areas of developed land and buildings, introduced shrubs, neutral grassland, mixed scrub, willow scrub broadleaved woodland, native hedgerows and individual trees. The Proposed Development shall result in the removal of much of the habitat currently present within the Site, with compensatory habitat creation measures including areas of modified and neutral grassland, mixed scrub and trees included within the proposed scheme of soft landscaping. It is considered that the Proposed Development shall result in a minor adverse impact upon habitat diversity that is non-significant at a local geographic scale. However, provided that a suitable mechanism is agreed in order ensure that the Proposed Development results in a minimum 10% net gain in Biodiversity Units via the purchase of off-Site Units, it is considered that the Proposed Development shall result in an overall minor beneficial impact upon biodiversity. It is understood that the Client intends to secure a minimum of 15% gain in Biodiversity Units as a result of the Proposed Development, therefore securing a net gain for biodiversity in excess of their statutory obligations.

The Site was found to be suitable to support a range of common urban and garden bird species, roosting, foraging and commuting bats, badger and hedgehog.

Following further survey, roosting bats are considered likely to be absent from the Site alongside badgers although a precautionary approach to Site clearance and tree removals shall be followed due to the residual risk of these species being present.

A number of avoidance, protection, mitigation, compensatory and enhancement measures with respect to habitats and protected and notable species which may be present within the Site are to be implemented as part of the Proposed Development. These include a range of species-specific enhancement measures such as bird and bat boxes, hedgehog houses and insect hotels.

Invasive wall cotoneaster has been identified within the Site, and therefore a suitable program of eradication shall be implemented in order to prevent its spread as a result of the Proposed Development.

It is concluded that provided the Proposed Development is built as proposed and all relevant mitigations implemented during construction and operation, there will be no significant residual effects on habitats or protected species resulting from the Proposed Development..

Summary of Residual Effects

Important Ecological Feature	Geographic Value	Characterisation of Unmitigated Impact	Significance Before Mitigation	Avoidance, Mitigation and Compensation	Residual Effect Significance
Designated Sites	Local	Construction phase pollution and dust deposition.	Moderate Adverse Significant	Standard environmental protection during construction phase included within CEMP.	Negligible Neutral
Habitats	Local	Habitat loss Damage to structure, roots and health retained of habitat	Moderate adverse Significant	Adherence to BS5837:2012 Protection of retained habitats Implementation of soft landscaping scheme Off-site compensation through purchase of Habitat Units	<u>Local impact</u> Minor adverse Non-significant <u>Overall Impact</u> Minor beneficial Non-Significant
Birds	Site (assemblage) Local (nesting/foraging resource)	Habitat loss Nest destruction/ disturbance Noise and vibration	Minor adverse Non-significant	Sensitive timing of works and/or watching brief with regards to the removal of, and works within close proximity to, suitable nesting habitat Creation of new bird nesting habitat in the form of nest boxes Landscape enhancements	<u>Direct Impacts Upon Nesting Birds</u> Negligible Neutral <u>Availability of foraging and nesting resource</u> Minor adverse Non-Significant

Important Ecological Feature	**Geographic Value**	**Characterisation of Unmitigated Impact**	**Significance Before Mitigation**	**Avoidance, Mitigation and Compensation**	**Residual Effect Significance**
Bats	Local (foraging and commuting resource)	Loss of roosting, foraging and commuting resource Increased lighting on Site	Minor adverse Non-significant	Precautionary approach to tree removal, pre-felling GLTA and surveys as required. Retention of boundary habitats Soft landscaping measures Sensitive lighting scheme Bat box provision	Negligible Neutral
Badger	Site	Direct killing/injury Entrapment in open excavations	Moderate adverse Significant	Pre-clearance checks Construction-phase protection measures	Negligible Neutral
Hedgehogs	Local	Risk of killing/injury during Site clearance	Minor adverse Non-significant	Precautionary approach to clearance Construction-phase protection measures	Negligible Neutral
Invasive species	n/a	Risk of spread	Minor adverse Non-significant	Suitable eradication strategy	Negligible Neutral

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1.0 Introduction

1.1 Purpose and Scope of the Survey

Lucion Delta-Simons Ltd ("Lucion") was instructed by Aviva Life and Pensions UK Limited (the 'Client') to undertake an Ecological Impact Assessment (EcIA) of an area of land at Atlas Business Park, Simonsway, Wythenshawe, Manchester, M22 5PR (hereafter referred to as the 'Site') to inform a planning application for an industrial development comprising *"the construction of seven units (light industrial (Use Class E(g)(iii), general industrial (Use Class B2) and/or storage or distribution (Use Class B8), together with ancillary offices (Use Class E(g)(i)) providing a total gross external area of 38,430 sqm; and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway"* (the 'Proposed Development').

The purpose of this report is to:

- Establish baseline ecological conditions at the Site.
- Provide details of ecological mitigation measures incorporated through design evolution as an intrinsic part of the project design.
- Detail any ecological mitigation measures to be implemented during Site clearance and construction.
- Identify any residual ecological effects after avoidance and mitigation measures have been considered.
- Identify any compensation measures required to offset residual effects.
- Provide recommendations for how mitigation and compensation may be secured and monitored.
- Set out details of ecological enhancement measures to be included within the Proposed Development.
- Provide sufficient information to determine whether the project accords with relevant nature conservation policies and legislation and, where appropriate, to allow conditions or obligations to be proposed by the relevant authority.

The Site location and red line boundary are shown in Figure 1.

1.2 Site Description

The Site is centred at Ordnance Survey (OS) grid reference SJ 83657 86006, to the south of Wythenshawe in Greater Manchester, and north of Manchester Airport. The Site covers an area of 7.83 ha and comprises a large industrial building and associated areas of sealed surface roads, footpaths and parking alongside a number of individual trees and managed hedgerows within the centre of the Site. To the west of the developed area lies a parcel of dense and developing scrub, with an area of linear broadleaved woodland present at the southern Site boundary. To the east of the developed area lies a parcel of land which was previously developed, with a number of buildings across the parcel appearing to have been demolished circa. 2013-16. A large stockpile of rubble, brick and other materials resulting from this demolition and creating a plateau approximately 2 m higher than the surrounding ground level was present across much of the eastern parcel of land. Habitats across this parcel included areas of dense mixed scrub, broadleaved woodland and other neutral grassland alongside a number of individual trees. Two small buildings were also recorded within this area alongside sealed surface roads and footpaths. The Site did not support standing water at the time of the survey.

The Site is bounded by Simonsway alongside areas of built development comprising Atlas Business Park to the north. Land immediately south of the Site is dominated by built development including a large expanse of sealed surface hardstanding associated with Manchester Airport Parking. To the east of the Site lies derelict land appearing to support a continuation of habitats recorded within the eastern parcel of on-Site land. A tramline and Shadowmoss Road run parallel with the western Site boundary, separating the Site from residential development and woodland to the west.

The habitats present on Site are shown in Figure 2.

1.3 Proposed Development

It is understood from the provided Proposed Site Plan (Drawing 1; 20071-HAL-ZZ-ZZ-DR-A-PL003-P07) that the Proposed Development will comprise the construction of seven industrial units together with ancillary offices and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway.

It is understood that the construction phase will comprise:

- Demolition of existing buildings present within the Site;
- Clearance of the majority of the on-Site habitats, including woodland, grassland, scrub, and scattered trees, with areas of boundary habitat retained;
- Construction of the proposed industrial units, ancillary offices, service yards, parking, amenity space and infrastructure; and
- Implementation of soft landscaping measures in line with the submitted Landscape Strategy Plan (Drawing 2; BEA-26-043-01 P03) and associated Detailed Planting Plans (Drawing 3; BEA-26-043-02 – 05 P02).

The operational phase will comprise:

- Ongoing use of the proposed industrial units, offices, parking, service yards and access;
- Management of retained and proposed habitats in line with a Habitat Management and Monitoring Plan (HMMP).

2.0 Legislation & Policy Summary

Planning guidelines, international commitments, legislation and planning policies relevant to the protection, conservation and enhancement of nature conservation interests are detailed below.

2.1 National Policy and Guidance

Specific habitats and species of relevance to the Site receive legal protection in the United Kingdom under various pieces of legislation, including:

- National Planning Policy Framework (NPPF, revised 2026);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Environment Act (2021);
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Natural Environment and Rural Communities Act (NERC) 2006;
- The Hedgerow Regulations 1997; and
- The Protection of Badgers Act 1992.

Where relevant, this assessment takes account of the legislative and policy protection afforded to specific habitats and species. Lucion do not purport to provide specialist legal advice and where necessary the reader should also consult the original legislation, references to which are included in Appendix A.

2.2 Local Policy and Guidance

Local planning policies relating to ecology are generally based on national planning policy, the conservation of species protected under the above legislation and the protection of designated sites. However, relevant local policy and guidance documents are outlined below.

Greater Manchester Combined Authority (adopted March 2024) Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 – 2039

The principle planning policies relating to nature conservation are as follows:

- Policy JP-G7: Trees and Woodland; and
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity.

Manchester City Council (adopted July 2012) Manchester's Local Development Framework, Core Strategy Development Plan Document

The principle planning policies relating to nature conservation are as follows:

- Policy EN 15 Biodiversity and Geological Conservation

3.0 Methodology

The baseline for the EcIA has been established through a combination of desk study and field surveys.

3.1 Scope of the Assessment and Zone of Influence

The features considered for this assessment were designated sites, Habitats and Species of Principal Importance for conservation, and species protected by wildlife legislation.

Given the size and location of the Site, the zone of influence was taken to be the Site boundary and its immediate environs only. The exception for this was for designated sites and great crested newt (GCN) *Triturus cristatus*; details of the zone of influence for these features is provided in Section 3.2.

3.2 Desk Study

3.2.1 Data Search

In June 2026, available records of protected and notable species were collated from the local record centre, Greater Manchester Ecology Unit (GMEU) along with the non-statutory designated sites from within 2 km of the Site centre.

Analysis of species records returned by the LERC is supported by our ArcGIS Data Search Species Processor (DSSP). In using the DSSP we assume that all species records are spelled correctly as provided by the LERC. Where species records provided include incorrect spellings this may lead to inaccuracies in reported conservation status or legal protection. The DSSP applies a precautionary approach to record dates, inserting 31st December of the given year, where standard date format is not provided. Record distances from the site boundary are calculated as a minimum, on a precautionary basis, based on the record resolution. Where a record falls within the same grid square as the site boundary, the record distance is reported as 0.

A search for internationally, nationally and locally designated statutory sites for nature conservation was undertaken using the Multi-Agency Geographic Information for the Countryside (MAGIC) website. The search radius was 6 km from the Site centre for internationally designated statutory sites and 2 km from the Site centre for nationally and locally designated statutory sites. A search for non-statutory ancient woodland was undertaken within 2 km of the Site centre, and an assessment was made regarding the location of Habitats of Principal Importance (HPIs) on or near the Site using MAGIC.

A search for species data available on the MAGIC website was undertaken (i.e. granted European Protected Species Licence applications, GCN Class Survey Licence Returns and Natural England GCN Pond Survey Data 2017-2019).

In addition, free and publicly accessible Ordnance Survey maps and aerial photographs were searched for waterbodies on, or within, 500 m of the Site boundary. This information has been used to assess the Site for its potential to support GCN the results of which are found in Section 4.3.

3.2.2 Previous Reports

Previous reports for the Site were reviewed for any pertinent information that may be relevant to this impact assessment. The reports are:

- Delta-Simons (2023) Atlas Business Park, Simonsway, Wythenshawe, Manchester M22 5PR, Ecological Impact Assessment dated August 2023; and
- Delta-Simons (2022) Atlas Business Park, Wythenshawe, BS 5837:2012 Arboricultural Impact Assessment dated June 2022

3.3 Preliminary Ecological Appraisal Survey

The habitats on Site were surveyed on 29th June 2026 by a Lucion ecologist. Where access was not permitted to the surrounding land, it was visually assessed from the Site boundary.

The following was undertaken during the survey:

- Habitats were classified and mapped using the standard UK Habitat Classification and methodology Version 2.0 (UKHab, 2023). Dominant plant species were recorded in each different habitat. The plant species nomenclature followed that of Stace (2019). The list of plant species was compiled in accordance with methodology required to establish UK Habitat Classification types up to at least level 3, and to levels 4 or 5 wherever possible. Care was taken to accurately record all habitats of priority importance (if present). Secondary codes were added to polygons where deemed appropriate, taking special care to map mandatory codes for habitat mosaic, complex and origin. Survey was undertaken at the fine scale minimum mapping unit (MMU) of 25m^2 (polygons) and 1m width and 5m long (lines). Key ecological features below the MMU in either area or length were mapped as points; Habitats were classified and assessed in terms of both their conservation importance and potential to support notable and/or protected species, and widespread invasive plants (based on habitat suitability and/or field signs/evidence).
- Habitats on-Site were surveyed for the presence of, or field signs to indicate the presence of protected or notable birds, amphibians, reptiles, mammals and widespread invasive plants. This included an external Preliminary Roost Assessment (PRA) of any buildings and Ground Level Tree Assessment (GLTA) of trees on the Site for potential bat roost features and any evidence of bat activity, and an assessment of the Site's suitability to support commuting and foraging bats (Appendix B), in line with Collins (2023); and
- If Habitats of Principal Importance (HPIs) under the NERC Act 2006 were found to be present these were recorded. Further, an assessment of any hedgerows at the Site, which will be adversely affected by the proposed development, was undertaken using the hedgerow criteria outlined in the Hedgerow Regulations 1997. The purpose of the assessment was to ascertain whether the hedgerows are classified as 'nationally important' and, therefore, protected under the Hedgerow Regulations 1997. The assessment involves a scoring system which relies on particular features, number of woody and floral species present within the hedgerow habitat, and the age of the hedgerow.

Following the completion of the PEA survey on 29th June 2026, an updated habitat assessment of the Site was undertaken by Collington Winter Environmental Ltd in October 2026. The habitat classifications, composition and conditions recorded during the Collington Winter Environmental Ltd survey have been used to supplement the information gathered during the initial PEA in June 2026 and has therefore been used within this assessment. This information has been accepted in good faith to be an accurate representation of the habitat conditions present within the Site at the time of survey.

3.4 Bat Survey

Following the PEA and PRA undertaken on 29th June 2026, a single nocturnal presence/likely absence bat survey was undertaken upon the single building (Figure 2; B3) considered suitable to support roosting activity that was recorded within the Site. Species recorded on or near the Site, and that do or might reasonably occur on Site have been classified in accordance with their relative light tolerance and rarity (Appendix B).

3.4.1 Roost Presence/Likely Absence Survey

A single dusk emergence nocturnal survey was carried out in line with the Bat Mitigation Guidelines (2004), Collins (2023) and professional judgement to determine bat activity associated with Building B3, which was assessed as suitable to support roosting activity. The survey was carried out by the following surveyors experienced in carrying out bat surveys:

- Becky Hodgins - Natural England Bat License Level 2 (2025-86036-CL18-BAT) 5 years' bat survey experience; and
- Alex Pelton – 8 years' bat survey experience.

The dusk emergence surveys commenced approximately fifteen minutes prior to sunset and ceased approximately one and a half hours following sunset. The surveyors were equipped with Echo Meter Touch Pros and iPhones. Near Infra-Red (NIR) video recording equipment and NIR torches were used illuminate and record the building and associated bat activity. Recordings were made of any bats seen and/or heard and the species, the timing, activity, location and direction of flight.

Any bat calls that could not be identified in the field at the time of the individual surveys were subject to analysis using BatExplorer software.

Buildings

Building B3 was subject to a dusk emergence survey on the evening of 25th August 2026.

Table 1 provides details of the surveys. The locations of the surveyors are shown in Figure 3.

Table 1 – Timings, Weather Conditions and Location of Surveyors of the Building Surveys

Structure	Date	Timing	Weather
Building B3	25/08/2026	20:00 – 21:45 (sunset 20:15)	19 °C, 3/8 cloud cover, F1 wind No rain

With reference to the Bat Mitigation Guidelines (2004), Collins (2023) and professional judgement, the weather conditions during the dusk/dawn surveys were considered suitable for bat activity.

3.5 Survey Limitations

The baseline conditions described in this report were accurate at the time at which the survey was undertaken. Should at least two years pass by, and/or conditions on Site/Site usage change prior to the commencement of works, an update survey should be undertaken.

3.5.1 PEA Survey

At the time of the survey, Lucion was not able to access areas of the far western extent of the Site due to the presence of dense scrub. Areas that were not accessible are shown on Figure 2. Assessment of these inaccessible areas was made from the exterior. Given that the inaccessible areas appeared to represent a continuation of a single block of dense scrub, of a similar composition to areas that which could be accessed for close inspection, this is not considered to represent a significant constraint to the PEA survey. However, these areas could not be inspected for evidence of protected/notable species such as badger setts or for the presence of trees containing potential roosting features for bats.

At the time of the survey, Lucion was not able to access the interior of the buildings B1 & B2. Therefor the PRA of these buildings was undertaken from the exterior. Given the nature of the structures and lack of suitable access points into the interior space, this is not considered to represent a significant constraint to the results of the PRA.

There were no further limitations to the survey in terms of access, timing and weather conditions.

3.5.2 Nocturnal Bat Survey

There were no limitations to the survey in terms of access, timing and weather conditions.

3.6 Ecological Impact Assessment Methodology

An ecological impact assessment has been carried out following the principles set out within the Guidelines for Ecological Impact Assessment (EcIA) in the UK and Ireland; Terrestrial, Freshwater, Coastal and Marine updated by the Chartered Institute of Ecology and Environmental Management (CIEEM) in 2019, the full details of which are provided in Appendix C.

4.0 Baseline Conditions

The following section describes the baseline ecological conditions at the Site, outlining the results of the desk study and field survey findings. Current management is anticipated to remain unchanged up until development and, therefore, baseline conditions at the time of writing this Report are anticipated to reflect those at the commencement of the Proposed Development. The conservation importance of the features identified have been evaluated using the geographical scale outlined in Appendix C.

The pertinent information from the data search is set out in Section 4.1 below for designated sites, whilst data search records and any information gathered from previous reports for the species are discussed in the relevant species sections. Full results of the data searches are available to the Client on request.

4.1 Desk Study

4.1.1 Designated Sites

The results of the MAGIC data search and the GMEU desk search indicate:

- No internationally designated statutory sites within 6 km of the Site centre;
- No nationally designated statutory sites within 2 km of the Site centre;
- No regionally designated statutory sites within 2 km of the Site centre;
- Three non-statutory designated sites within 2 km of the Site centre, comprising three Sites of Biological Importance (SBI).

Table 2 below sets out the non-statutory designated sites identified and considered relevant to the Site.

Table 2 - Non-Statutory Designated Sites within 2 km of the Site

Site Name	Designation	Distance and Direction from Site Boundary	Designation Criteria Summary
Big Wood	SBI	65 m north-west	A series of five small woodlands, which are separated by housing, roads and a business park. The sites contribute significantly to the woodland resource of this part of south Manchester. Such woodland is a Greater Manchester Biodiversity Habitat. The stream within Big Wood supports opposite-leaved golden-saxifrage and lesser celandine. A flooded marl pit is present, within which great crested newt has previously been recorded. However, fish appear to have been introduced and therefore great crested newts may no longer be present. They may, however, occur in the adjacent pond in Concord Business Park, outside of the SBI.
Heald Green Marsh		930 m north	No citation available.
Park Wood		1 km north-west	No citation available.

4.1.2 SSSI Impact Risk Zones

The Site falls within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) that lists the following risk categories:

- **Infrastructure:** Airports, helipads and other aviation proposals.
- **Minerals, Oil and Gas:** Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- **Air Pollution:** Livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes.
- **Combustion:** General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.

The Proposed Development does not fall into any of the SSSI risk categories outlined above and therefore, it is considered that the Proposed Development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. There is therefore no requirement for the LPA to consult with Natural England on the likely impacts of the Proposed Development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

4.1.3 Habitats of Principal Importance

The MAGIC data search also provided information regarding Habitats of Principal Importance (HPI) on and around the Site. The MAGIC Maps indicate that there are no HPI on Site. Woodland comprising the Big Wood SBI, located approximately 65 m north-west of the Site is listed as Deciduous Woodland, a HPI under the NERC Act (2006). The area is also listed as Ancient & Semi-Natural Woodland.

4.2 Habitats

Figure 2 shows the extent of habitat types and boundary features. Descriptions of the habitat types and dominant plant species found at the Site are provided below. Habitat descriptions and codings are as listed in the UK Habitat Classification: Habitat Definitions Version 2.0 (UKHab Ltd, 2023). A condition assessment is provided for the relevant habitats below.

Photographs of the Site survey are located in Appendix D.

Habitats recorded on Site are:

u1b5 – Buildings

Three buildings were recorded within the Site during the PEA survey.

Building B1 (Photograph 1) comprised a large industrial building of metal framed construction supporting metal cladding walls alongside large windows across the north and western elevations. The building appeared to support a multiple shallow pitched roof with plant and ducting present across the roof structure. The building appeared to be in good condition although it was not occupied at the time of survey.

Building B2 (Photograph 2) comprised an electrical substation of brick construction supporting a flat roof and a metal door.

Building B3 (Photograph 3) comprised disused circular guards hut of timber frame and brick construction supporting a flat felt roof. At the time of survey, the structure appeared to have suffered significant fire damage, exposing the roof structure and allowing water ingress into the interior space. Windows and doors were broken at the time of survey. A review of previous reports (Delta-Simons, 2023) indicates that the structure has been damaged since at least January 2021.

u1b – Developed land; sealed surface

Sealed surface access roads, footpaths and car parking areas associated with Building B1 and the wider Atlas Business Park were recorded. Access roads within the western extent of the Site associated with historic development of the Site were recorded. In areas these were in good condition whilst in places they were being colonised by ruderal vegetation and scrub including areas where buddleia *Buddleja* spp. was recorded adjacent to building B1.

u1 – Built up areas and gardens (847 – Introduced shrub)

Beds supporting a mix of introduced shrub species were recorded within the car parking area to the north of building B1.

g3c – Other neutral grassland

Three parcels of other neutral grassland were recorded within the Site, these are labelled within Figure 2 and described in turn below.

Parcel ON1 (Photograph 5) was located across the far eastern extent of the Site and appeared unmanaged at the time of survey, with a long, even sward. Species composition comprised abundant Yorkshire fog *Holcus lanatus* and meadow-grass *Poa* species. Herbaceous components were limited, with abundant creeping buttercup *Ranunculus repens* recorded alongside occasional ragwort *Jacobaea vulgaris* and great willowherb *Epilobium hirsutum*. Across this area, a number of young self-set trees comprising pedunculate oak *Quercus robur*, silver birch *Betula pendula* and willow *Salix* species were recorded. All trees were of a similar size and condition and are mapped individually within Figure 2.

Parcel ON2 was located within the north-eastern extent of the Site, at the base of the construction material stockpile, between an area dominated by dense scrub and woodland to the north. The sward in this area was shorter and more varied than within ON1. Grass species recorded included frequent Yorkshire fog, sweet vernal-grass *Anthoxanthum odoratum* and false oat-grass *Arrhenatherum elatius*. Great willowherb was abundant in patches, with glaucous sedge *Carex flacca* also recorded across the grassland area. A number of orchids (Photograph 5) were identified within the western extent of the grassland (Figure 2; TN4); however, the flowers had senesced at the time of survey, precluding species-level identification. Hart's-tongue fern *Asplenium scolopendrium* was rarely recorded adjacent to the material stockpile to the south of the grassland parcel.

Parcel ON3 was located within the eastern extent of the Site, surrounded by scrub. The grassland appeared unmanaged at the time of survey, with species comprising Yorkshire grass, annual meadow grass *Poa annua* and red fescue. Herbaceous spcies include ragwort and creeping buttercup.

All parcels of grassland were assessed to be in 'Moderate' condition.

h3j – Willow scrub

A rectangular plot of land at the south-western extent of the Site comprising dense scrub, dominated by young grey willow *Salix cinerea*, with silver birch recorded occasionally to frequently (Photograph 6). Sycamore *Acer pseudoplatanus*, alder *Alnus glutinosa* and English oak were rarely recorded. The scrub grew denser towards the west, eventually rendering access impossible at the time of survey. As a result of shading, the ground layer was relatively sparse in places, whilst patches of bramble *Rubus fruticosus* agg. were locally dominant. Where present within the scrub, herbaceous species included grasses such as false oat-grass and Yorkshire fog, alongside common nettle *Urtica dioica*, dandelion *Taraxacum officinale* agg. and docks *Rumex* spp. At its eastern extent, where the parcel meets the access road, the shrubs were more mature, comprising grey willow with occasional English oak, sycamore, hazel *Corylus avellana*, alder, dogwood *Cornus sanguinea* and silver birch. A grass verge was present below the canopy, which was dominated by false oat-grass with the addition of abundant cocksfoot *Dactylis glomerata*. Meadow-grass species were rarely recorded alongside herbaceous components including great willowherb, rosebay willowherb *Chamaenerion angustifolium*, common knapweed *Centaurea nigra* and bird's-foot trefoil *Lotus corniculatus*. Patches of bramble had achieved local dominance in places across the verge. A glade was present within the eastern extent of the scrub (Photograph 7), allowing access from the access road. Grassland within this area was dominated by false oat-grass with frequent Yorkshire fog. Bird's-foot trefoil and tufted vetch *Vicia cracca* were frequently recorded alongside frequent hard rush *Juncus inflexus* and occasional patches where glaucous sedge was abundant. Throughout the glade, individual young grey willow shrubs were present. An insect hotel was recorded within this area (Figure 2; TN1).

This habitat was assessed to be in 'Moderate' condition.

h3h – Mixed scrub

A number of parcels of dense scrub were recorded within the Site. These are labelled within Figure 2 and described in turn below.

Parcel DS1 comprised a large area of self-set mixed scrub dominating much of the eastern extent of the Site. Much of the shrub species composition was dominated by willow *Salix* spp. and silver birch. The structure of the scrub varied from dense, well-established areas at the edges of the parcel (Photograph 8) and Site boundaries to young pioneer shrubs established across the stockpile of construction materials within the centre of the parcel (Photograph 9). Ground flora was generally sparse owing to the nature of the substrate, largely comprising stockpiled building materials. Where present, this comprised occasional grasses as found elsewhere on-Site alongside colonising ruderals.

Parcel DS2 comprised successional scrub encroaching into the adjacent areas of grassland, comprising a dense collection of self-set shrubs and occasional immature trees similar in composition to the adjacent woodland area (Figure 2; W2).

Parcel DS3 comprised an area dominated by seedling pedunculate oak trees alongside occasional silver birch, ash and bramble which became locally dominant in places. Ground flora comprises grasses as found elsewhere alongside ruderal species.

Parcel DS3 was assessed as being in 'Poor' condition whilst the remaining parcels were assessed as being in 'Moderate' condition.

w1g – Other broadleaved woodland

A number of parcels of woodland were recorded within the Site. These are labelled within Figure 2 and described in turn below.

W1 (Photograph 1) was located at the north-eastern corner of the Site, adjacent to the entrance off Simonsway. Of mixed composition, semi-mature tree species included grey willow alongside common ash *Fraxinus excelsior* and pedunculate oak with alder and beech *Fagus sylvatica* rarely recorded. The canopy appeared to extend to approximately 10 m with a dense understorey including patches of locally dominant bramble.

W2 was recorded within the eastern extent of the Site, running adjacent to a sealed surface area and encroaching across a sealed surface access road. Within the woodland a line of mature common ash ran adjacent to the main access road, whilst immature sessile oak *Quercus petraea* was dominant across much of the woodland, alongside abundant grey willow. Silver birch was occasionally recorded with rose shrubs rarely recorded. In some areas the woodland formed a dense understorey whilst in others it was relatively open. Ground flora was sparse where the woodland encroached over existing sealed surface, with other areas similar in composition to adjacent grassland.

W3 comprised a small area of woodland to the west of the Site access of Simonsway. Comprising a large weeping willow *Salix babylonica* alongside pedunculate oak, the understorey and ground layer generally comprised dense bramble and willow scrub with herbaceous components including frequent ragwort, bindweed *Convolvulaceae* and rosebay willowherb. Much of the understorey was set over earth and rubble mounds resulting from previous development at the Site.

W4 was recorded within the northern extent of the Site, running adjacent to a sealed surface access road on a raised embankment before running south adjacent to an access road within the eastern extent of the Site. The woodland was dominated by semi-mature goat willow *Salix caprea* with occasional silver birch and hazel; at its eastern extent the woodland was dominated by a line of mature common ash. The understorey varied from sparse to dominated by dense bramble.

W5 (Photograph 11) comprised linear woodland running along much of the southern Site boundary before extending north along the security fence separating the western and eastern extents of the Site. The canopy extended to approximately 10 m in height with the woodland comprising hazel, goat willow, field maple, silver birch, common alder

and oak. The dominant species appeared to vary, however generally goat willow or hazel were dominant with common alder, dogwood and silver birch frequently recorded.

All woodland within the Site was assessed as being in 'Moderate' condition.

S – Sparsely vegetated land (81 – ruderal or ephemeral)

Stockpile of building materials resulting from demolition within the eastern extent of the Site. Rubble is sparsely colonised by saplings including silver birch, willow, and dog rose with ruderal species comprising the majority of ground cover, where present.

h2b – Non-native and ornamental hedgerow

Two lengths of ornamental beech hedgerow (Figure 2; H1 & H2) were recorded within the western extent of the Site (Photograph 12), separating the car parking area associated with building B1 from the adjacent access road. Both hedgerows comprised common beech and were managed to a height of 2 m and width of 2 m at the time of survey. Both hedgerows were assessed as being in 'Poor' condition.

h2a – Other native hedgerow

Short hedgerow (H3) located between the road and car park within the southern extent of the Site. Dominated by hazel with field maple and dog rose present in small abundances.

Individual trees

A number of individual trees were recorded across the Site, including native and non-native trees planted within landscaped areas associated with building B1, self-set trees within grassland at the eastern extent of the Site alongside a line of mature Lombardy poplar *Populus nigra* running along the northern Site boundary, adjacent to Simonsway (Figure 2; T24–33).

Individual trees within the Site were generally assessed as of 'Moderate' condition, as detailed within the submitted BNG Assessment and Statutory Biodiversity Metric (Lucion, 2026).

Taken collectively, habitats within the Site are considered to be of ecological value within a local geographic context.

4.3 Species

Amphibians

The GMEU data search returned six records of amphibians of conservation concern within 2 km of the Site which were submitted in the previous ten years. A single record of common toad was returned, which was submitted in 2021, approximately 1.9 km south of the Site. The remaining records comprised records of great crested newt (GCN) breeding ponds, submitted in 2016 and 2017. The majority of records appear to be associated with the A6 Manchester Airport Relief Road (A6MARR) Scheme. The closest record of GCN is located approximately 1.1 km south-east of the Site, comprising 'small breeding pond' with a peak count of six individual GCN. The record was submitted in 2018. A record of eDNA survey of the pond within Big Wood SBI dating from 2022 indicate the likely absence of GCN within the waterbody, located approximately 215 m north-west of the Site.

The MAGIC search identified positive class survey licence returns for GCN at seven locations within 2 km of the Site, alongside records of GCN pond surveys undertaken in 2017/18 at two locations. All positive class survey licence returns and pond survey records appear to be associated with the A6MARR scheme, with the closest located approximately 1.1 km south-east of the Site, dating from 2018 and corresponding with the closest GCN record returned by the GMEU search as outlined above.

A single granted European Protected Species Licence (EPSL) application for GCN was identified by the MAGIC search. The licence covers the A6MARR scheme (EPSM2010-2659) and is centred approximately 1.9 km south-east of the Site. The EPSL allows the destruction of GCN breeding sites and was valid from January 2011 – July 2018.

No amphibians were recorded within the Site at the time of survey.

There were no bodies of standing water considered suitable to support breeding amphibian species (including GCN) identified within the Site at the time of PEA survey. A review of OS mapping and historic aerial imagery dating from prior to the establishment of dense scrub across areas of the Site which were not accessible for close inspection identified no evidence of standing water within these areas. A small, shallow area of depressed ground (Figure 2; TN2) identified within the south-eastern extent of the Site was damp underfoot, with the presence of great reedmace *Typha latifoli* indicating that the area is susceptible to waterlogging (Photograph 13). Given that no standing water was present, the area was not subject to a Habitat Suitability Index (HSI) assessment. Although supporting pooling water during the PEA survey undertaken in January 2021 (Delta-Simons, 2023) the area was noted to be dry during subsequent protected species surveys undertaken across 2022/23. The area is therefore considered only likely to occasionally support standing water during the wetter winter months and at the time of survey did not support submerged, floating or emergent vegetation suitable to allow egg laying. Therefore, the area is considered to be of negligible suitability to support breeding amphibian species, including GCN.

A review of aerial imagery and OS mapping identified three standing waterbodies within 500 m of the Site which may be suitable to support breeding amphibian populations including GCN (including the pond within Big Wood SBI, as detailed above), alongside a number of sections of brook/drains which may be of limited suitability to support breeding amphibians. Waterbodies within 500 m of the Site are shown in Figure 4. None of these off-Site waterbodies were accessible for close inspection at the time of survey and therefore were not subject to environmental (e)DNA or HSI assessment.

Areas of woodland, dense scrub and grassland within the Site represent habitat suitable to support amphibians, including GCN during their terrestrial life-stage, should nearby ponds support breeding populations which are able to readily disperse onto the Site.

As shown in Figure 4, all three off-Site areas of standing water are separated from the Site by features such as roads and tramlines which may act as a barrier to the dispersal of individuals into areas of suitable terrestrial habitat within the Site. Simonsway to the north alongside Shadowmoss Road to the east are associated with kerbed pavements which are considered to represent a significant barrier to the dispersal of individuals, as it the tramway and associated infrastructure separating waterbodies P2 and P3 from the Site.

Given the lack of suitable aquatic habitat present, the Site is considered unsuitable to support breeding amphibian populations, including GCN, and therefore such populations are considered likely to be absent from the Site.

Furthermore, given the presence of the barriers outlined above, it is considered highly unlikely that GCN would readily disperse onto the Site, should any of the waterbodies within 500 m of the Site support amphibian populations. Therefore GCN are considered likely absent from the Site and are not considered further within this assessment.

Reptiles

The GMEU data search returned no records of reptile species from within 2 km of the Site and submitted within the previous ten years.

No evidence of reptile species was identified within the Site during the PEA survey.

The PEA survey undertaken in 2021 (Delta-Simons, 2023) identified the mosaic of habitats within the western extent of the Site including grassland, scrub, rubble piles and hardstanding as suitable to support reptile species. A subsequent suite of reptile presence/likely absence surveys was undertaken across the eastern extent of the Site between August and September 2023, which identified no evidence of reptile presence. As such, reptiles were considered likely to be absent from the Site.

Habitats within the eastern extent of the Site have developed since the time of the 2021 PEA survey, with colonising scrub encroaching across areas of rubble and sealed surfaces within the eastern extent of the Site, which in some areas may limit basking opportunities when compared to the habitats recorded in 2021. Areas of scrub appear to have become denser since the time of the 2021 PEA. Overall, the eastern extent of the Site is considered to continue to offer opportunities for reptile species, should the area have been colonised since previous surveys were undertaken in 2023.

The parcel of dense scrub at the western extent of the site (Figure 2; DS1) may provide opportunities for reptiles given the presence of a small area of grassland within its eastern extent.

Developed areas of the Site comprising the active Atlas Business park are considered to be of negligible suitability for reptile species.

The Site is considered to be isolated from significant areas of suitable reptile habitat within the wider landscape by the presence of the surrounding residential and industrial development alongside the associated road and tram network to the east, north and west. The large expanse of sealed surface airport parking to the south is considered to represent a significant constraint to the dispersal of individuals to the Site from this direction.

Given the barriers described above, the lack of records from within 2 km of the Site returned by GMEU and the absence of statutory and non-statutory sites within 2 km of the Site noted as supporting reptile species, it is considered highly unlikely that reptiles shall have colonised suitable areas of habitat within the Site since the time of the 2023 reptile surveys, which concluded that reptiles were likely absence from the Site. Therefore, reptiles are considered to continue to be likely absent from the Site, are considered unlikely to be subject to adverse impacts as a result of the Proposed Development and are therefore not considered further within this assessment.

Birds

The GMEU data search returned 15 records comprising the following five bird species from within 2 km of the Site and submitted in the previous ten years: bullfinch, house sparrow, dunnock, song thrush and starling. None of these species are listed within Schedule 1 of the Wildlife and Countryside Act (1981, as amended). House sparrow and starling are listed on the Red List of BoCC (Stanbury *et al.,* 2021) with the remaining species all listed as amber. All of the bird species returned by the GMEU search may reasonably be anticipated to inhabit or venture within the Site.

Habitats including dense scrub, woodland and individual trees within the Site are considered suitable to support a range of common garden and urban bird species including those listed above. Unmanaged grassland within the eastern extent of the Site was relatively limited in extent and enclosed by woodland and scrub on all sides. Given the presence of surrounding vegetation, lack of local records, surrounding urban environment and likely noise and visual disturbance associated with in/outbound flights from Manchester Airport to the south, grassland within the Site is considered highly unlikely to support ground nesting species such as skylark *Alauda arvensis*.

The exposed and fire damaged interior of building B3 may provide nesting opportunities whilst the large roof of B1 may offer nesting opportunities for species such as gulls.

Bird species recorded at the time of survey included blackbird *Turdus merula*, carrion crow *Corvus corone*, robin *Erithacus rubecula* and feral pigeon *Columba livia*. It should be noted that this is not a comprehensive inventory of the bird species which may be present at the Site. It was noted during the surveys that the proximity of the Site to Manchester Airport could deter several species of birds from nesting on-Site, due to noise and light from landing planes.

The nesting bird assemblage at the Site is considered to be of ecological value only within the geographic context of the Site itself. The Site is considered to offer nesting and foraging resource that is of value at a local scale.

Bats

The GMEU search returned 91 records of bat species within 2 km of the Site and submitted in the previous ten years. Records were returned of the following species: common pipistrelle, soprano pipistrelle, brown long-eared bat, noctule and Daubenton's bat.

Of these, 15 records indicate the presence of a roost with the remaining records comprising bats observed in flight, using a bat detector or dead/injured individuals. The closest roosting record to the Site was located approximately 1.1 km east of the Site boundary and is associated with a residential dwelling. The record indicates the presence of a *pipistrelle* sp. maternity roost with a peak count of 51 individuals, recorded in 2020. The most recent roost record is located approximately 1.2 km north-east of the Site and appears to be associated with a derelict building. The record was submitted in 2025 and comprises a common pipistrelle roost. The record indicates the roost is to be lost with roost boxes proposed as compensation.

The MAGIC search identified three EPSL for bats within 2 km of the Site, details of which are provided within Table 3 below.

Table 3 – Granted EPSLs Within a 2 km Radius of the Centre of the Site

Distance from the Site	EPSL Case Reference	Species	Damage to Breeding Site	Damage to Resting Place	Destruction of Breeding Site	Destruction of Resting Place
1.3 km south	2016-26857-EPS-MIT	Common pipistrelle	N	N	N	Y
1.9 km west	2015-9463-EPS-MIT	Common pipistrelle	N	N	N	Y
	2015-9463-EPS-MIT-1	Natterer's bat Soprano pipistrelle Whiskered bat				
	2015-9463-EPS-MIT-2	Common pipistrelle Noctule Natterer's bat Soprano pipistrelle Whiskered bat				

Preliminary Roost Assessment

Buildings present within the Site were subject to a Preliminary Roost Assessment (PRA) on 29th June 2026. Descriptions of the buildings and associated potential roost features are provided in Table 4 alongside an assessment of the overall roosting suitability of each building.

Table 4 – Preliminary Roost Assessment

Building Reference	Building Description	Potential Roost Features	Evidence of Bats	Overall Roosting Suitability

B1	Large industrial building of metal framed construction supporting metal cladding walls alongside large windows across the north and western elevations. Multiple shallow pitched roof with plant and ducting present across the roof structure. Floodlights recorded on the exterior across southern elevation. Brickwork and metal cladding all in good condition with no evidence of gaps, damage or crevices recorded.	None recorded	None	Negligible
B2	Electrical substation on the northern boundary of the Site. Brick construction supporting a flat roof and a metal door. Internal inspection not possible at the time of survey. Rear of building inaccessible at time of survey due to security fencing and dense vegetation. Assumed to be of similar construction and condition to accessible areas. Damage to the structure as a result of fallen tree noted at the time of 2022 surveys at the Site (Delta-Simons, 2023). Appears to be repaired.	Crevice between the roof edge trim and concrete roof structure (Photograph 14) Cobwebs present at time of survey.	None	Low Negligible hibernation suitability.
B3	Circular guard hut of timber frame and brick construction supporting a flat felt roof. Significant fire damage observed at time of survey, exposing the roof structure and allowing water ingress into the interior space. Windows and doors were broken at the time of survey. The interior of the structure was not fully inspected due to H&S considerations.	Exposed roof structure as a result of fire damage. Access into the interior space through broken windows/door. (Photograph 3)	None	Low Negligible hibernation suitability given exposed nature of the structure likely to prevent a stable temperate alongside light spill due to fire damage.

Ground Level Tree Assessment (GLTA)

All accessible trees within the Site were subject to a GLTA on 29th June 2026. Some trees were not accessible due to the presence of dense vegetation, as shown in Figure 2.

Details of the trees identified as containing Potential Roost Features (PRF) are provided in Table 5.

Table 5 – Ground Level Tree Assessment

Tree Reference	Tree Description	PRF	Evidence of Bats	Photograph Reference
T1	Early mature pedunculate oak, approximately 15 m in height. Stem diameter 860 mm. Overall good condition. Full inspection prevented by ivy coverage.	Ivy across stem and lower unions may obscure PRFs. Dense ivy likely to obscure flight-paths should PRFs be present beneath. **Assigned PRF-I as a precaution.** No further PRFs identified.	None	Photograph 15
T19	Early mature common ash, 12 m in height. Stem diameter approximately 400 mm. Fair condition with evidence of ash dieback. Full inspection prevented by ivy coverage and understorey vegetation.	Ivy across much of stem and branches may obscure PRFs. Dense ivy likely to obscure flight-paths should PRFs be present beneath. **Assigned PRF-I as a precaution.** No further PRFs identified.	None	Photograph 16
T20	Dead common ash, approximately 12 m in height. Stem diameter approximately 250 mm.	Loose/lifted bark in various areas. Each considered suitable to support single or low numbers of individual bats. **PRF-I**	None	Photograph 17
		Various crevices in exposed heartwood. Each considered suitable to support single or low numbers of individual bats. **PRF-I**		

		Split limb upon eastern aspect approximately 5 m from ground level. Split forms tight crevice which may be suitable for single or low numbers of bats. **PRF-I**		
T22	Early mature weeping willow *Salix babylonica,* 11 m in height. Stem diameter 450 mm. Appears in fair condition. Significant previous stem removal over substation to north.	Minor lifted bark. **PRF-I**	None	Photograph 18

As all trees subject to GLTA were assessed as PRF-I, they were not subject to further presence/likely absence survey, in line with current best practice guidance (Collins, 2023). Given the presence of obscuring ivy and dense vegetation precluding close inspection of some trees on-Site, a precautionary approach to tree removal is required, as detailed in Section 5.2.4.

Commuting and Foraging Habitat Assessment

The Site offers suitable foraging and commuting habitat for bats. The mosaic of dense scrub, grassland and woodland edges comprising the eastern extent of the Site offer foraging opportunities, with trees and scrub at the Site boundaries offering a measure of connectivity to suitable habitat to the north and south. However, the presence of street lighting associated with Simonsway to the north and Styal Road to the east may limit the suitability of these boundary features.

Developed areas of the Site comprising buildings and sealed surface areas are considered to be of negligible value to foraging and commuting bats.

Dense scrub and boundary woodland comprising the western extent of the Site may support occasional foraging activity, however this area is isolated from suitable habitat within the local landscape by the presence of built development and roads with associated street lighting, which are considered likely to act as a barrier to the dispersal of individuals to the Site.

Bat activity surveys were undertaken across the eastern extent of the Site in August and September 2022 (Delta-Simons, 2023). Activity surveys recorded low levels of common pipistrelle activity, with activity concentrated at the northern extent of the Site, in proximity to Building B3. A single noctule pass was the only other bat recorded during the activity surveys.

The Site is not considered to have increased in suitability for foraging and commuting bats since previous activity surveys were carried out in 2022. Given the low levels of activity recorded during the dusk emergence survey of B3, the Site is considered likely to continue to support low levels of activity by common and widespread bat species. It was therefore not considered proportionate or necessary to undertake further bat activity surveys at the Site.

Building Roost Emergence Surveys

Following the PRA, buildings B2 and B3 were assessed as of 'low' suitability to support roosting bats.

It is understood that building B2 is to be retained within the Proposed Development, with no works proposed upon the structure and the presence of surrounding retained/proposed vegetation screening the building from artificial light-sources (with the structure already subject to relatively high levels of artificial light from nearby street-lighting). Therefore, given the low suitability of the structure to support single or low numbers of roosting bats alongside the lack

of potential adverse impact should roosting bats be present, it was not considered proportionate or necessary to subject B2 to emergence survey.

Building B3 is understood to require demolition in order to facilitate the Proposed Development and therefore was subject to a single dusk emergence survey on 25th August 2026. The results of the survey are summarised below and in Figure 3. The raw data is included in Appendix E.

Building B3 – Dusk Emergence Survey 25th August 2026

The survey commenced at 20:00, with sunset at 20:15. The temperature at the start of the survey was 19°C, Beaufort wind force 1-2, 30 – 40% cloud cover. There was no rain at any time during the survey. The survey ended at 21:45.

The first bat was detected at 20:32 (17 minutes after sunset), comprised a single common pipistrelle and appeared to enter the Site from beyond the northern boundary. The bat was observed foraging around B3 until 20:43. Common pipistrelle foraging re-commenced at 20:56 with intermittent foraging around B3 and surrounding area observed/recorded until approximately 21:10 (55 minutes after sunset). A single soprano pipistrelle call was heard at 20:34 however the bat was not seen.

Common pipistrelle and soprano pipistrelle were the only bats observed/detected during the survey. Overall activity levels generally low, comprising consistent foraging activity by a single or low numbers of common and soprano pipistrelle.

No evidence of roosting activity associated with B3 was observed, and therefore roosting bats are considered likely to be absent from the structure. The relatively early detection of the first common pipistrelle at 20:32 (17 minutes after sunset), indicates that the individual may have emerged from a roost within the local environment close to building B3.

Habitats within the Site are considered to be low and local of value for foraging and commuting bats.

Badgers

The GMEU search returned two records of badger *Meles meles* evidence within 2 km of the Site and submitted within the previous ten years. The records comprise a deceased individual identified on a road to the south of the Site. The record was submitted in 2019 with a four-figure grid reference obscuring its precise location. The second record comprises a latrine identified within 2 km of the Site. The exact location of this record is confidential and has not been included within this assessment for reasons of animal welfare. Full details can be provided to the LPA upon request.

No evidence of badger was identified during the survey. Areas of woodland, grassland and scrub within the eastern extent of the Site offer opportunities for sett creation and foraging. The stockpile of rubble and other materials within the eastern extent of the Site is considered unlikely to offer sett building opportunities given its composition. Developed areas of the Site comprising buildings and sealed surface areas offer negligible opportunities for foraging or sett creation, and given the presence of security fencing, may act as a barrier to the dispersal of individuals between the western and eastern extents of the Site. Dense willow scrub and boundary woodland within the western extent of the Site may offer opportunities for badger. Although not all of the eastern extent of the Site could be accessed for close inspection, the area is isolated from suitable habitat within the local landscape by built development including roads on all sides alongside the presence of security fencing, and therefore it is considered unlikely that individuals would inhabit or venture within this area.

The Site is located within an urban area and surrounded by roads and built development considered to limit connectivity to suitable habitats within the local landscape, such that it is anticipated that badger would be unlikely to venture onto the Site.

Badgers are therefore considered likely to be absent from the Site, however there is a low and residual risk of individuals venturing within the Site, or setts being established within the Site prior to the commencement of the Proposed Development.

Invertebrates

The GMEU search returned a single record of invertebrate species, comprising a record of cinnabar moth *Tyria jacobaeae* located approximately 950 m west of the Site and submitted in 2021. The cinnabar moth is listed as a SPI under Section 41 of the NERC Act 2006.

No notable invertebrate species were recorded during the PEA survey.

Given the limited botanical diversity and habitat mosaic present within the Site alongside its urban location and lack of local records, the Site is considered unlikely likely to support a diverse terrestrial invertebrate assemblage. Consequently, no detailed survey for invertebrates was undertaken and this species group has been scoped out of further assessment.

Other Protected or Otherwise Notable Species

The GMEU search returned 21 records of European hedgehog *Erinaceous europaeus* within 2 km of the Site and submitted in the previous ten years. The records comprised both living individuals and roadkill. The closest record was located on-Site, comprising a single living individual recorded in 2021. The most recent record was submitted in 2025, comprising a single individual recorded within a residential garden located approximately 1.3 km east of the Site.

Habitats within the Site, particularly dense scrub, woodland and grassland within the eastern extent, are considered suitable to support foraging, dispersal and shelter. The suitability of the Site for hedgehog is limited by the surrounding development and road network, which may limit opportunities for dispersal to the Site. However, it is considered likely that individuals may inhabit suitable habitats within the Site or venture within the Site for the purposes of foraging and/or dispersal.

Given the above, habitats within the Site are considered likely to be of local geographic value with respect to hedgehog.

Invasive Species

The GMEU data search returned no records of invasive non-native species from within 2 km of the Site and submitted within the previous ten years.

A patch of wall cotoneaster *Cotoneaster horizontalis* was recorded within the eastern extent of the Site (Figure 2; TN3). The shrub is considered likely to have been planted within soft landscaping associated with previous development across this areas of the Site and therefore other patches may be present within the eastern extent of the Site. The species is listed in Schedule 9 of the WCA 1981 (as amended), making it an offence to plant or allow the species to grow in the wild.

4.4 Summary of Important Ecological Features and Geographic Value

The species scoped out as important ecological features above due to their likely absence from Site cannot experience effects from the Proposed Development and are not therefore considered below.

The 'important ecological features' identified above with the potential to experience effects as a result of the Proposed Development are listed in Table 6 below, along with their geographic importance. These features will be the subject of the ecological impact assessment in Section 5.0.

Table 6 - Identified Important Ecological Features

Important Ecological Feature	Geographic Value
Designated Sites	Local
Habitats	Local
Birds	Site (assemblage) Local (nesting/foraging resource)
Bats	Local (foraging and commuting resource)

Badger	Site
Hedgehog	Local

5.0 Assessment of Effects

The evaluation in this section is based on the baseline information presented above, review of design proposals, consultation with the design team, knowledge of likely construction practices to be employed, and reasonable assumptions regarding operation.

For purposes of the assessment, it is assumed there has been no change in the condition of the Site since the Site surveys (unless otherwise stated).

5.1 Important Ecological Features for Which No Effect is Anticipated

5.1.1 Statutory Designated Sites

There are no internationally, nationally or locally designated statutory sites located within the ZoI of the Site, with SSSI IRZ indicating that the Proposed Development is unlikely to have a harmful effect on terrestrial SSSI and the SAC, SPA or Ramsar sites that they underpin. Therefore, no adverse effects upon statutory designated sites are anticipated as a result of the Proposed Development.

5.2 Important Ecological Features and Potential Effects

5.2.1 Non-Statutory Designated Sites

Potential Impacts and Effects During Construction and Operation

During Construction

There are three non-statutory SBI's located within 2 km of the Site. The closest of these, Big Wood SBI, is located 65 m from the Site boundary. The remaining SBI are located a sufficient distance from the Site such that no adverse impacts are anticipated as a result of the Proposed Development.

There is the potential for direct and indirect impacts upon Big Wood SBI during the construction phase of works resulting from dust deposition and pollution events.

In the absence of mitigation, the construction phase of the Proposed Development has the potential to result in a moderate adverse effect upon nearby SBIs that is significant at a local level.

During Operation

The Proposed Development is industrial in nature and shall not result in an increase in local residents which may exert recreational pressure upon nearby SBI. It is understood that Big Wood SBI is not publicly accessible and therefore no recreational impacts arising from employees associated with the Proposed Development are anticipated.

Avoidance and Mitigation

During Construction

To limit the potential for dust deposition, pollution and noise disturbance impacts on nearby SBIs, best practice measures must be put in place. All works will be undertaken in accordance with the UK government's 'Pollution Prevention for Businesses' guidance (www.gov.uk), and regular dampening down practices to reduce dust deposition. These measures will be secured through implementation of a Construction Environmental Management Plan (CEMP) or similar document.

Assessment of Residual Effects

Following the application of mitigation measures, residual impacts upon nearby non-statutory designated sites are considered to be negligible and therefore of neutral significance.

5.2.2 Habitats

Potential Impacts and Effects During Construction and Operation

During Construction

The habitats present on Site are widespread on both a local and national scale, with none of the habitats being considered rare. Areas of woodland, dense scrub and individual mature trees are considered to represent the most ecologically valuable habitats within the Site, providing opportunities for birds, mammals and invertebrates.

The Proposed Development shall result in the loss of the majority of on-Site habitats with the exception of areas of boundary woodland and scrub, which have been prioritised for retention.

The general loss of habitat from the Site could, in the absence of mitigation, contribute towards the fragmentation of habitats across the landscape. This loss of biodiversity on Site is unlikely to be significant in isolation. However, there is the potential for a cumulative loss of biodiversity when taken into consideration with other developments in the area and this could result in a moderate adverse impact on biodiversity that it significant at a local scale.

During Operation

If habitats retained and/or planted during construction are not managed appropriately during operation, then there is the potential for additional biodiversity loss from the Site.

Avoidance and Mitigation

During Construction

As shown within the submitted Landscape Strategy Plan (Drawing 2), areas of woodland and scrub at the Site boundaries are to be retained and protected within the Proposed Development. Relevant protective measures shall be detailed within a Construction Environmental Management Plan (CEMP): Biodiversity, which may be secured via an appropriately worded planning condition.

During Operation

A HMMP shall be implemented in order to ensure that proposed landscaping measures are managed and maintained in order to achieve their target condition for a period of at least 30 years.

Compensation

The submitted Landscape Strategy aims to compensate for the loss of habitats from within the Site through the provision of compensatory native scrub, wildflower grassland, hedgerow and tree planting. The provision of soft landscaping within the Site is limited by the nature of the Proposed Development and requirements to avoid attracting birds to the Site which may increase the risk of bird strike given the proximity to Manchester Airport.

The Proposed Development has been subject to a Biodiversity Net Gain (BNG) Assessment the detailed results of which have been submitted separately to this assessment (Lucion, 2026).

The results of the BNG Assessment indicate that the Proposed Development shall result in a net Biodiversity Unit change of:

Habitat Units = -27.77 **Total net % change = -71.16%**

Hedgerow Units = +0.57 **Total net % change = +236.41%**

The results above indicate that the Proposed Development shall result in an overall loss of Habitat Units within the Site, whilst returning a significant net gain in Hedgerow Units.

It is understood that the Client is committed to achieving a 15% net gain in Biodiversity Units as a result of the Proposed Development (in excess of the +10% statutory requirement). It is anticipated that this 15% gain in Habitat Units shall be secured through purchase of off-Site Units.

Assessment of Residual Effects

Subsequent to the application of protection, mitigation and compensatory measures, it is considered that locally, the Proposed Development shall result in a minor adverse impact upon habitat diversity that is non-significant. However, provided that a suitable mechanism is agreed in order ensure that the Proposed Development results in a minimum 10% net gain in Biodiversity Units thorough the provision of off-Site habitat creation secured via the purchase of off-Site Units, it is considered that the Proposed Development shall result in an overall minor beneficial impact upon biodiversity.

5.2.3 Birds

Potential Impacts and Effects During Construction and Operation

During Construction

The construction phase will result in the loss of woodland, trees, and scrub habitat. There is, therefore, potential for direct adverse effects on nesting birds that are permanent in nature as a result of such clearance.

In addition, construction works being carried out within proximity to nesting birds may affect them indirectly, depending on the works being carried out, and the species of bird affected. Noise and vibration disturbance effects may result in birds being repeatedly flushed off nests, causing disruption to feeding activity, or even abandonment of nests. This is considered to be a temporary impact.

Further to the potential direct effects on birds whilst they are actively nesting, the removal of suitable vegetation will result in the direct loss of available bird nesting habitat, as well as a loss of foraging opportunities. In the absence of appropriate mitigation, the loss of habitat within the Site is likely to represent a minor adverse impact upon foraging/nesting resource that is non-significant at a local scale.

During Operation

During operation, if habitats retained and/or planted during construction are not managed appropriately during operation, then there is the potential for additional loss of nesting and foraging resource from within the Site.

Avoidance and Mitigation

During Construction

Where practicable, vegetation clearance at the Site will be undertaken outside of the main nesting bird season (i.e. clearance carried out between September and February inclusive). Conflict with the development can be avoided by managing the land to discourage nesting birds up to the works commencing.

If these works cannot be restricted to within this period, an Ecological Watching Brief will be maintained during the main bird breeding season to ensure that no nesting birds are adversely affected. This will entail checking all suitable habitat for nesting birds due to be removed, and a buffer of at least 10 m beyond that area, by a suitably qualified ecologist prior to the commencement of works. If, during the Ecological Watching Brief, birds are found to be within the area due to be cleared or the buffer zone, measures to prevent any disturbance to breeding birds, including the cessation of tree and vegetation clearance, or construction works in areas close to breeding sites until the birds have completed breeding, will be put in place until the chicks have fledged.

Compensation

During Construction

The proposed Landscape Strategy Plan (Drawing 2) includes the provision of native scrub, wildflower grassland, hedgerow and tree planting alongside the retention of existing trees and scrub at the northern Site boundary.

The proposed landscaping scheme is considered to go some way towards mitigating the loss of nesting and foraging resource within the Site, although there remains an overall negative impact upon the foraging and nesting resource provided by the Site.

It should be noted that given the presence of the nearby Manchester Airport, there is a requirement to avoid attracting bird species to the Site which may increase the risk of bird strike. Therefore, it is unlikely to be possible or desirable to fully compensate for the loss of nesting/foraging resource within the Site.

A Wildlife Hazard Management Plan (Birdstrike Management Ltd, 2026) has been produced for the Proposed Development in order to ensure that the Proposed Development does not adversely affect the wildlife strike risk at Manchester Airport.

As noted within Paragraph 7.8 of the Wildlife Hazard Management Plan (WHMP) *'Nest boxes for smaller bird species are unlikely to cause a problem at a nearby airport. Arboreal bird species, such as tits, are too small to constitute a significant risk to aircraft and are also unlikely to venture out onto an open airfield to feed. Bird nest boxes with a hole aperture of up to 25mm (i.e. too small for Starlings) can therefore be used freely in development'.*

It is therefore proposed to include a range of bird boxes with a hole aperture of up to 25 mm within the Proposed Development, mounted on suitable retained trees. Details of the proposed boxes, their location and installation prescriptions shall be included within an Ecological Enhancement Plan (EEP) for the Site, which may be secured via an appropriately worded planning condition.

The NPPF (2026) includes the requirement that "*Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective".* As detailed within Paragraph 7.8 of the WHMP *'Nest boxes (or nest bricks) specifically designed for Swifts, should not be used, however. Swifts range widely when feeding, and will often feed low over large, grassed areas, such as airfields, especially in wet or misty weather when their insect prey is flying at low levels.'.*

Therefore, it is not proposed to include swift boxes within the Proposed Development, with the above considered to represent a compelling reason for their exclusion.

Assessment of Residual Effects

Following the application of mitigation measures, residual impacts upon nesting birds are considered to be negligible and therefore of neutral significance.

Following the implementation of the proposed soft landscaping scheme and provision of nest boxes, the Proposed Development is considered to represent a minor adverse impact upon local foraging and nesting resource, that it non-significant at a local scale. As noted above, provision of addition foraging and nesting resource within the Site is considered at odds with the requirement for airport safety.

5.2.4 Bats

Potential Impacts and Effects During Construction and Operation

<u>During Construction</u>

Roosting Bats

Two buildings (B2 & B3) within the Site were assessed as of 'low' suitability to support roosting bats.

Building B2 is understood to be retained within the Proposed Development, with retained vegetation and proposed soft landscaping including tree and shrub planting likely to screen the structure from any proposed artificial light sources. With the structure currently subject to artificial street lighting, no adverse impacts upon roosting bats which may use utilise the structure are anticipated in the absence of mitigation measures.

Building B3 was subject to a dusk emergence survey in August 2026 which identified the likely absence of roosting bats associated with the structure. Therefore, no direct adverse impacts upon roosting bats are anticipated as a result of the demolition of B3.

A number of trees within the Site were identified as containing PRFs which may support individual or low numbers of bats but are not considered suitable to support a maternity roost (PRF-I). Should these trees require removal, direct adverse impacts upon roosting bats (if present) are possible in the absence of appropriate mitigation measures. Furthermore, close inspection of all trees within the Site was not possible at the time of GLTA due to the presence of dense vegetation. Inaccessible trees may contain roosting features and therefore direct adverse impacts upon roosting bats (if present) are possible if these trees are removed to facilitate the Proposed Development, in the absence of appropriate mitigation.

In the absence of appropriate compensatory measures, the Proposed Development is considered to represent a minor adverse impact upon the roosting resource within the local landscape that is non-significant.

Foraging and Commuting Bats

The Site offers foraging and commuting habitat for local bat species across areas grassland, scrub and woodland edges. Based on previous survey information and activity levels during the nocturnal surveys undertaken in August 2026, bat activity at the Site is considered to be limited to occasional foraging and dispersal of widespread bat species. Much of the suitable foraging/commuting habitat with the Site is understood to require removal in order to facilitate the Proposed Development.

If inappropriately managed, construction-phase lighting may result in a temporary reduction in the suitability of retained habitats to support foraging and commuting activity.

In the absence of compensatory measures, the construction phase of the Proposed Development is considered likely to result in a minor adverse impact upon the availability of suitable foraging and commuting habitat within the local landscape that is non-significant.

<u>During Operation</u>

Operational phase artificial lighting may result in a reduction in the suitability of retained and newly created habitats to support foraging and commuting bats in the absence of sensitive design. Given the limited use of existing habitats within the Site, such impacts are considered to result in, at most, a minor adverse effect upon foraging and commuting bats that it non-significant at a local scale.

Avoidance and Mitigation

<u>During Construction</u>

Construction Phase Lighting

The construction phase of works has the potential to result in temporary disturbance to bats through increased lighting, noise and vibration, both on foraging and commuting corridors. However, it is anticipated that during the main active bat season (April-October, inclusive), construction works will generally cease, or be winding down before dusk when bats emerge and will not begin before dawn when bats return to roosts. Therefore, generally additional artificial lighting will not be required, and there are not anticipated to be any negative effects upon bat foraging and commuting behaviour from noise across the Site since construction works will not coincide with the timing of bat activity.

In certain circumstances, for example, in late autumn or early spring when daylight hours are limited but weather conditions may be suitable for bats to be active, there may be a brief overlap between bat activity and on-Site construction works. During this period, lighting may be required to enable the construction works to progress, and this along with any associated noise, may temporarily alter bats foraging and commuting activity across an area of the Site. However, the combined effects of lighting and noise from construction works during these occasional circumstances would only be a temporary deterrent to foraging and commuting bats in a concentrated area, and not across the wider Site and this is not anticipated to have any adverse impact upon bats.

Tree Removal

Mitigation measures are required in order to determine if roosting bats are present within suitable on-Site trees which require removal or other works in order to facilitate the Proposed Development, particularly across trees which could not be accessed or viewed for close inspection during the GLTA, due to the presence of dense vegetation or obscuring ivy. Mitigation measures shall comprise an updated GLTA of all trees requiring removal, aided by targeted vegetation removal (alongside pre-commencement nesting bird checks as detailed in Section 5.2.2 if required) as necessary. All trees containing PRFs should be subject to an appropriate level of presence/likely absence survey either by way of Aerial PRF Inspection or nocturnal survey prior to removal, in order to determine the presence/likely absence of roosting bats and the requirement for mitigation and/or licencing measures. Presence/likely absence surveys must be undertaken between May – August, inclusive and during suitable weather conditions.

Should the presence of roosting bats be identified, a EPSL shall be obtained from Natural England alongside the provision of suitable compensatory measures prior to removal.

The measures detailed above can be detailed within a CEMP: Biodiversity, secured via an appropriately worded planning condition.

<u>During Operation</u>

The External Lighting Strategy (Drawing 4; 2606024DNH) has been designated in consultation with an ecologist and is functional, directional and in line with current guidance (BCT and ILP, 2018). With reference to current guidance, a warm white spectrum of 2700 Kelvin (K) has been used across all luminaires, with all luminaires achieving a 0% upward light-spill.

Retained boundary habitats are considered to be subject to significant lighting as a result of surrounding street lighting and therefore likely only to be utilised by more light-tolerant species, and thus the levels of artificial illumination shown in Drawing 4 are considered unlikely to result in significant adverse impacts upon the suitability of retained boundary features to support foraging or dispersal.

Compensation

In order to compensate for the loss of roosting resource require to facilitate the Proposed Development it is proposed to install a minimum of six roost boxes upon suitable retained trees across the Site. Details of the proposed boxes, their location and installation prescriptions shall be included within an EEP for the Site, which may be secured via an appropriately worded planning condition.

Assessment of Residual Effects

Subsequent to the application avoidance, mitigation and compensatory measures detailed above, any residual effects upon roosting, foraging or commuting bats are considered to be negligible and therefore of neutral significance.

5.2.5 Badger

Potential Impacts and Effects During Construction and Operation

<u>During Construction</u>

In the absence of mitigation, the construction phase may result in the destruction of setts in the unlikely event that setts are established within the Site prior to the commencement of works, or are present within areas which could not be fully inspected during the PEA survey. Furthermore, the clearance of suitable areas of on-Site habitat such as dense scrub and woodland may result in the direct killing or injury of individuals should they be present.

In the absence of mitigation, individuals may fall into open trenches and become trapped during construction works.

If they occur, the direct adverse impacts described above would likely represent a moderate adverse impact that is significant within the geographic context of the Site.

Badgers are considered likely absent from the Site and unlikely to rely on habitats it for the purposes of foraging or dispersal, due to its relative separation from areas of suitable habitat and surrounding barriers to dispersal. Therefore, the removal of suitable habitat within the Site in order to facilitate the Proposed Development is considered to represent a negligible effect of neutral significance.

During Operation

Given the nature of the Site, lack of local records and surrounding barriers to dispersal, badgers are considered unlikely to venture within the Site during the operation phase of development. Therefore, no adverse impacts upon the species are anticipated as a result.

Avoidance and Mitigation

During Construction

Up to 12 weeks prior to the clearance of suitable habitat within the Site the Site, the area shall be subject to a pre-commencement check for the presence of badger and their setts by a suitably experienced ecologist. All habitat within 30 m of any proposed clearance shall be checked. Checks shall be aided by targeted vegetation removal (alongside pre-commencement nesting bird checks as detailed in Section 5.2.2 if required) as necessary. If a sett is identified, clearance work shall cease with the project ecologist contacted for advice. If impacts cannot be avoided, a Natural England mitigation licence may be required alongside appropriate mitigation measures in order to lawfully close the sett.

During the construction phase of works, no open pits or trenches will be left uncovered or alternatively without a mammal escape ramp overnight.

The measures detailed above may be included within a CEMP: Biodiversity, secured via an appropriately worded planning condition.

Assessment of Residual Effects

Following the implementation of the above mitigation measures, any residual effects upon badgers are considered to be neutral and not significant.

5.2.6 Hedgehog

Potential Impacts and Effects During Construction and Operation

During Construction

The Site contains habitat suitable to support foraging, shelter and dispersal and therefore hedgehogs may be present or venture within the Site. Clearance of suitable habitat in the absence of mitigation may therefore result in direct adverse impacts through the killing or injury of individuals. Individuals may fall into open trenches and become trapped during construction works. Such impacts would be considered to represent a minor adverse impact upon hedgehog populations that is non-significant at a local geographic scale.

The removal of habitat within the Site during the construction phase of development is considered likely to represent a minor adverse effect upon habitat availability that is non-significant at a local geographic scale.

During Operation

Hedgehogs are considered unlikely to utilise operational areas of the Site and therefore no significant impacts are anticipated during the operational phase of the Proposed Development.

Avoidance and Mitigation

During Construction

During the construction phase of works, no open pits or trenches will be left uncovered or alternatively without a mammal escape ramp overnight, and pipework will be capped overnight to prevent hedgehogs accessing them and becoming trapped. Clearance of vegetation should be undertaken with an awareness for the potential presence of hedgehogs, and any individuals found moved carefully with gloved hands to an area of suitable habitat away from the working area.

The measures detailed above may be included within a CEMP: Biodiversity, secured via an appropriately worded planning condition.

Compensation

The proposed Landscape Strategy Plan (Drawing 2) includes the provision of native scrub, wildflower grassland, and hedgerow planting alongside the retention of existing trees and scrub at the northern Site boundary. The proposed landscaping scheme is considered to go some way towards compensating for the loss of suitable habitat for hedgehog although there remains an overall negative impact suitable habitat present within the Site.

It is proposed to install hedgehog houses within areas of suitable retained and newly created habitat within the Site. Details of the number of hedgehog houses, specification and locations can be provided within an EEP, secured via an appropriately worded planning condition.

Assessment of Residual Effects

Following the application of the mitigation and compensatory measures above, the residual effects of any direct impacts upon hedgehogs are considered to be negligible and therefore of neutral significance.

Loss of suitable habitat within the Site is considered to represent a minor adverse effect upon hedgehog that is non-significant at a local geographic scale.

5.2.7 Invasive Plants

Potential Impacts and Effects During Construction and Operation

During Construction

Wall cotoneaster has been recorded at the Site and, in the absence of mitigation, could be spread beyond the Site boundary (an offence under WCA 1981) during clearance works. The effect of such spread would be considered minor adverse and non-significant within context of the Site.

Avoidance and Mitigation

During Construction

A suitable eradication plan will be put in place, with the assistance of a suitable experienced contractor, in order to control and remove wall cotoneaster during Site enabling works.

During Operation

Provided the eradication plan is effective there are not expected to be any effects wall cotoneaster post-construction.

Assessment of Residual Effects

Provided the eradication plan is successful residual effects shall be negligible and of neutral significance.

5.3 Cumulative Effects

As the Proposed Development will result in no significant residual effects on any of the identified important ecological features, it is considered unlikely to contribute to a cumulative effect in combination with other nearby developments.

5.4 Enhancement

The revised National Planning Policy Framework (NPPF, 2026), sets out, amongst other points, how development proposals should *"contribute positively to the natural environment, and support nature's recovery".*

Following amendments to the Town and Country Planning Act in February 2024, BNG has become a mandatory requirement for all developments in England that do not meet the exemption criteria[1]. The Proposed Development does not meet any of the exemptions, and must therefore demonstrate a minimum 10% gain in Biodiversity Units.

Alongside the provision of on-Site habitat creation measures, it is anticipated that an overall net gain in biodiversity value shall be secured via off-Site habitat creation and enhancement, secured via the purchase of off-Site BNG Units.

In addition, the following measures will be installed on Site:

- Range of bird boxes (25 mm aperture maximum) installed upon suitable retained trees within the Site. The boxes will be erected at least 5 m from ground level in a sheltered, shaded location, facing vegetation.
- Minimum of six roost boxes upon suitable retained trees across the Site. The boxes will be erected at least 5 m from ground level in a south-east, south or south-west facing position, near vegetation, but with a clear flight path to the box.
- An appropriate number of hedgehog boxes, located across suitable retained and proposed areas of woodland and scrub.
- One insect hotel, located within an areas of proposed wildflower grassland.
- Where practicable, log piles formed from the arising from tree removals within the Site.

The enhancements detailed above shall be detailed within an Ecological Enhancement Plan, which may be secured via planning condition.

[1] Exemptions are detailed at: https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments. Accessed April 2026

6.0 Conclusions

The habitats present on Site are widespread, in both a local and national context. Those habitats with the greatest ecological value have been prioritised for retention within the Proposed Development.

Whilst there is likely to be a temporal delay in achieving the biodiversity objectives for the Site (i.e. whilst new habitats become established), it is anticipated that in the long term there will be no significant residual effects on habitats or protected species resulting from the Proposed Development.

7.0 Disclaimer

The recommendations contained in this report represent Lucion's professional opinions, based upon the information referred to in Section 1.0 of this report, exercising the duty of care required of an experienced Ecology Consultant. Lucion does not warrant or guarantee that the Site is free of bats or other protected species. Where information or data has been provided by a third party, Lucion accepts no responsibility for the accuracy or validity of the data.

The behaviour of animals can be unpredictable and may not conform to characteristics recorded in current scientific literature. This report, therefore, cannot predict with absolute certainty that animal species will or will not occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.

No part of the survey included an assessment of the materials and conditions of any buildings. No part of the survey included an asbestos assessment, nor did it represent an appraisal of other deleterious materials or hazardous substances.

This report was prepared by Lucion for the sole and exclusive use of the Client and for the specific purpose for which Lucion was instructed as defined in Section 1.0 of this report. Nothing contained in this report shall be construed to give any rights or benefits to anyone other than the Client and Lucion, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Lucion does not intend, without its written consent, for this report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Lucion from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Figure 1 – Site Location Plan



Legend

Site boundary

0 100 200 300 400 Meters

N

Figure	Site Location Plan		
Job	Atlas Business Park, Wythenshawe		
Client	Christopher Smith Associates LLP		
Figure No. 1	Revision A	Date 21/10/2026	
Drawn BB	Checked JV	Scale 1:10,000 @ A3	
Job No. 130414.730983		Central GR 383636E 386011N	



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Figure 2 – UK Habitat Plan



Legend

- Site boundary
- g3c - Other neutral grassland
- h3h - Mixed scrub
- h3j - Willow scrub
- s - Sparsely vegetated land
- u1 - Built-up areas and gardens
- u1b - Developed land; sealed surface
- u1b5 - Buildings
- w1g - Other broadleaved woodland
- h2a6 - Other native hedgerow
- h2b - Non-native and ornamental hedgerow
- ITu - Individual tree (urban)
- ITr - Individual tree (rural)
- Target note

81 - Ruderal or ephemeral

NB - Habitat composition and extents taken from habitat assessment undertaken by Collington Winter Environmental Ltd in October 2026

0 10 20 30 40 Meters

N

Figure	UK Habitat Plan		
Job	Atlas Business Park, Wythenshawe		
Client	Christopher Smith Associates LLP		
Figure No. 2	Revision A	Date 21/10/2026	
Drawn JV	Checked JS	Scale 1:2,000 @ A3	
Job No. 130414.730983		Central GR 383636E 386011N	



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Figure 3 – Results of Dusk Emergence Survey 25/08/2026



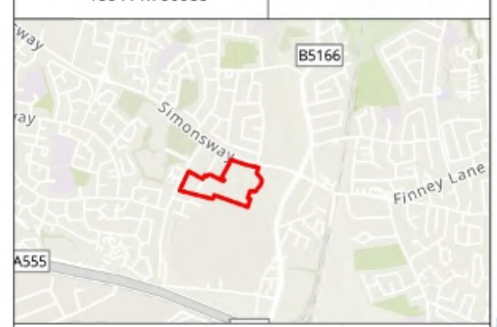
Legend

- Site boundary
- Building B3
- Surveyor Locations
- Foraging Activity

0 2.5 5 7.5 10 Meters

N

Figure	Results of Dusk Emergence Survey 25/08/2026		
Job	Atlas Park Development, Manchester		
Client	Aviva Life and Pensions UK Limited		
Figure No. 3	Revision A	Date 04/09/2026	
Drawn JV	Checked JS	Scale 1:200 @ A3	
Job No. 130414.730983		Central GR 383830E 386088N	



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Figure 4 – Off-Site Waterbodies and Watercourses



Legend

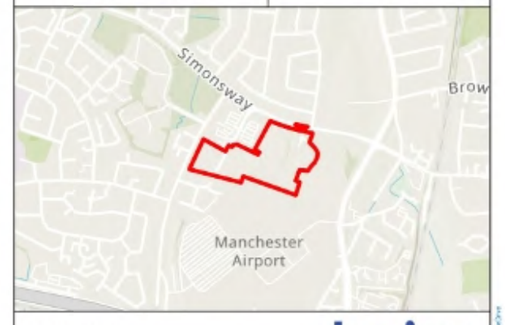
- Site boundary
- Area within 500m of Site boundary
- Off-site standing waterbodies
- Off-site watercourses

0 1020 40 Meters

-N-

Figure	Off-Site Waterbodies and Watercourses
Job	Atlas Park Development, Manchester
Client	Aviva Life and Pensions UK Limited

Figure No. 4	Revision A	Date 21/10/2026
Drawn JV	Checked JS	Scale 1:5,000 @ A3
Job No. 130414.730983		Central GR 383630E 386008N



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Drawing 1 – Proposed Site Plan

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AREA SCHEDULE

UNIT 1	**88,530 ft²**
Warehouse	80,920 ft²
Office (FF)	3,860 ft²
Office (SF)	3,750 ft²
Car Parking spaces	82
Accessible Bays	*6*
EV Charging spaces	*17*
Shared spaces	*5*
Cycle spaces	*20*
Motorcycle spaces	*5*
UNIT 2	**24,820 ft²**
Warehouse	22,130 ft²
Office (FF only)	2,690 ft²
Car Parking spaces	25
Accessible Bays	*2*
EV Charging spaces	*5*
Shared spaces	*2*
Cycle spaces	*6*
Motorcycle spaces	*2*
UNIT 3	**20,910 ft²**
Warehouse	18,220 ft²
Office (FF only)	2,690 ft²
Car Parking spaces	20
Accessible Bays	*2*
EV Charging spaces	*4*
Shared spaces	*2*
Cycle spaces	*6*
Motorcycle spaces	*2*
UNIT 4	**55,990 ft²**
Warehouse	51,890 ft²
Office (FF)	4,100 ft²
Car Parking spaces	54
Accessible Bays	*3*
EV Charging spaces	*11*
Shared spaces	*3*
Cycle spaces	*14*
Motorcycle spaces	*3*
UNIT 5	**48,560 ft²**
Warehouse	44,490 ft²
Office (FF)	4,070 ft²
Car Parking spaces	55
Accessible Bays	*3*
EV Charging spaces	*11*
Shared spaces	*3*
Cycle spaces	*12*
Motorcycle spaces	*3*
UNIT 6	**71,220 ft²**
Warehouse	63,600 ft²
Office (FF)	3,880 ft²
Office (SF)	3,740 ft²
Car Parking spaces	66
Accessible Bays	*4*
EV Charging spaces	*14*
Shared spaces	*4*
Cycle spaces	*16*
Motorcycle spaces	*3*
UNIT 7	**62,990 ft²**
Warehouse	55,400 ft²
Office (FF)	3,860 ft²
Office (SF)	3,730 ft²
Car Parking spaces	58
Accessible Bays	*3*
EV Charging spaces	*12*
Shared spaces	*3*
Cycle spaces	*16*
Motorcycle spaces	*3*
Total GIA	**373,020 ft²**
Total Parking Spaces	**360**

Disclaimer:
Subject to survey.

Notes:

0 10 20 30 40 50
SCALE 1:1000 @ A1

N

KEY

- Site Boundary (847,890 ft² / 78,770 m² / 19.44 acres / 7.87 ha)
- Existing Substation
- Pedestrian & Cycle Route
- Proposed Fence Line
- Existing Fence Line
- Proposed Retaining Wall
- Refuse Store
- Amenity Area
- Insitu Concrete (with light brush finish)
- Truck Pave
- Asphalt
- Block paving
- Soft Landscaping
- New Entrance
- 1 Cycle Stands
- 2 Car Share Spaces
- 3 EV Charging Bays
- 4 Motorcycle Spaces
- R Refuse
- A Accessible Parking Bays
- SS Sub-Station
- Existing Trees
- Existing Trees to be Removed

Rev:	Notes:	Date:	Dwn:	Iss:
P07	Amendments to red boundary line	11.09.2026	CM	HA
P06	Amendments to unit 7 & Tree retention highlighted	09.09.2026	CM	HA
P04	Amendments to Layout	21.08.2026	AH	HA
P03	Amendments to Layout	14.08.2026	AH	HA
P02	Amendments to Layout	12.08.2026	AH	HA
P01	First Issue	06.08.2026	AH	HA

Suitability Code:
PLANNING

Client:
AVIVA INVESTORS

hale
ARCHITECTURE | DESIGN MANAGEMENT
22c Leathermarket Street, London, SE1 3HP

Project:
Atlas Business Park
Manchester

Drawing Title:
Proposed Site Plan

Project No: 20071
Scale @ A1 / A3: 1:1000 / 1:2000
Drawing No: 20071-HAL-ZZ-ZZ-DR-A-PL003
Revision: P07

Drawing 2 – Landscape Strategy Plan

Lucion

Protecting people and planet

LEGEND:

- ORNAMENTAL PLANTING: herbaceous & shrub planting.
- NATIVE SHRUB PLANTING: native shrub and small tree planting seeded with Emorsgate Seeds EW1 'Woodland Mix'.
- FLOWERING LAWN: areas to be turfed with a species rich lawn turf WFTSRP as supplied by Wildflower Co.
- WILDFLOWER: native species rich wildflower grass mix Emorsgate Seeds EM2 'Standard General Purpose'. Existing areas of grassland made good or scarified and overseeded.
- REINFORCED GRASS: plastic grid paver with grass infill to engineers details - to be seeded with Germinal Seeds A4 'Low Maintenance Grass Mix'.
- ORNAMENTAL HEDGE: evergreen / deciduous hedging as detailed.
- NATIVE MIXED HEDGEROW: native deciduous & evergreen species.
- ORNAMENTAL GRAVEL: pea gravel from local source; 50-75mm minimum depth; refer to notes.
- EXISTING VEGETATION: existing scrub & grassland vegetation areas to be retained and enhanced.
- DECIDUOUS TREES: native species standard tree planting.
- EXISTING TREES & SCRUB: to be retained and protected in accordance with BS5837:2012 based on arboriculturalists Tree Constraints Plan.
- EXISTING TREES TO BE REMOVED

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Refer any query to office of origination.

rev	date:	amendments:	alt:
P02	26/08/26	Layout amendments.	E.H
P03	24/09/26	Tree retention & planting amendments.	E.H

bea landscape design ltd

client:
AVIVA LIFE & PENSIONS UK LTD

project:
ATLAS PARK DEVELOPMENT
MANCHESTER

title:
LANDSCAPE STRATEGY PLAN

status:
PLANNING

date:	drawn:	number:
JUL'26	E.C.H	BEA-26-043-01
scale@A0:	**checked:**	**revision:**
1:550	T.G-W	P03

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Drawing 3 - Detailed Planting Plans

Lucion

Protecting people and planet



LEGEND:

- ORNAMENTAL PLANTING: herbaceous & shrub planting.
- NATIVE SHRUB PLANTING: native shrub and small tree planting seeded with Emorsgate Seeds EW1 'Woodland Mix'.
- FLOWERING LAWN: areas to be turfed with a species rich lawn turf WFTSRP as supplied by Wildflower Co.
- WILDFLOWER: native species rich wildflower grass mix Emorsgate Seeds EM2 'Standard General Purpose'. Existing areas of grassland made good or scarified and overseeded.
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- ORNAMENTAL HEDGE: evergreen / deciduous hedging as detailed.
- NATIVE MIXED HEDGEROW: native deciduous & evergreen species.
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- EXISTING TREES TO BE REMOVED

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rev	date:	amendments:	ch:
P01	26/08/26	First issue	E.H
P02	24/09/26	Tree retention & planting amendments.	E.H

cdm 2015; designers residual risk information

LEGEND: CDM RESIDUAL RISKS

1. LEVEL CHANGES: changes in level across the site including ramped access, steps, slopes or ditches, restricting access with risk of operatives falling from height.

2. RETAINING WALLS: within external soft and hard landscape; risk of operatives falling from height.

3. PEDESTRIAN & VEHICULAR TRAFFIC: car park, road and pavement within or adjacent to working areas; risk of collision with operatives, risk of harm to pedestrians.

4. PUBLIC FOOTPATH: pedestrians within or adjacent to working areas. Risk of injury to the general public.

It is assumed that works will be carried out by competent landscape subcontractor working, where appropriate to a risk assessment and method statement approved by the Principal Contractor.

bea landscape design ltd

client:
AVIVA LIFE & PENSIONS UK LTD

project:
ATLAS PARK DEVELOPMENT
MANCHESTER

title:
DETAILED PLANTING PLAN
SHEET 1/4

status:
PLANNING

date:	drawn:	number:
AUG '26	E.C.H	BEA-26-043-02
scale@A0:	checked:	revision:
1:250	T.G-W	P02

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FOR CONTINUATION REFER TO DRAWING 26-043-01

FOR CONTINUATION REFER TO DRAWING 26-043-03

LEGEND:

- ORNAMENTAL PLANTING: herbaceous & shrub planting.
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- EXISTING TREES TO BE REMOVED

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rev	date:	amendments:	ol/:
P01	26/08/26	First issue	E.H
P02	24/09/26	Tree retention & planting amendments.	E.H

cdm 2015; designers residual risk information

LEGEND: CDM RESIDUAL RISKS

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3. PEDESTRIAN & VEHICULAR TRAFFIC: car park, road and pavement within or adjacent to working areas; risk of collision with operatives, risk of harm to pedestrians.
4. PUBLIC FOOTPATH: pedestrians within or adjacent to working areas. Risk of injury to the general public.

It is assumed that works will be carried out by competent landscape subcontractor working, where appropriate to a risk assessment and method statement approved by the Principal Contractor.

bea landscape design ltd

client:
AVIVA LIFE & PENSIONS UK LTD

project:
ATLAS PARK DEVELOPMENT
MANCHESTER

title:
DETAILED PLANTING PLAN
SHEET 2/4

status:
PLANNING

date:	drawn:	number:
AUG '26	E.C.H	BEA-26-043-03
scale@A0:	checked:	revision:
1:250	T.G-W	P02

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W: www.bealandscape.co.uk

Landscape Institute Registered Practice

0 4 8 12 16 20 40 80 120 160m

LEGEND:

- ORNAMENTAL PLANTING: herbaceous & shrub planting.
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- EXISTING TREES TO BE REMOVED

Simon House

FOR CONTINUATION REFER TO DRAWING 26-043-01

67.7m

4 No. Acer campestre 18-20cm

5 No. Acer campestre 'Streetwise' 14-16cm

NATIVE SHRUB MIX
45 No. Corylus avellana 25%
31 No. Cytisus scoparius 2L 17%
38 No. Salix caprea 21%
36 No. Salix cinerea 20%
31 No. Ulex europaeus (*) 2L 17%

3 No. Alnus glutinosa 18-20cm

NATIVE SHRUB MIX
219 No. Corylus avellana 25%
149 No. Cytisus scoparius 2L 17%
184 No. Salix caprea 21%
175 No. Salix cinerea 20%
149 No. Ulex europaeus (*) 2L 17%

3 No. Betula pendula 18-20cm

4 No. Acer campestre 18-20cm

42 No. Ceanothus thyrsiflorus repens 3L
1 No. Carpinus betulus 'Frans Fontaine' 14-16cm
41 No. Brachyglottis 'Sunshine' 3L
27 No. Hebe 'Mrs Winder' 3L
36 No. Vinca minor 'Alba' 2L
119 No. Fagus sylvatica

24 No. Lonicera nitida 'May Green' 3L

68 No. Hypericum 'Hidcote' 3L
60 No. Fagus sylvatica

61 No. Lonicera nitida 'May Green' 3L

68 No. Hypericum 'Hidcote' 3L
38 No. Vinca minor 'Alba' 2L
61 No. Fagus sylvatica
36 No. Vinca minor 'Alba' 2L

63 No. Lonicera nitida 'May Green' 3L

26 No. Spiraea japonica 'Anthony Waterer' 3L

3 No. Carpinus betulus 'Frans Fontaine' 14-16cm

31 No. Spiraea japonica 'Anthony Waterer' 3L

28 No. Hebe 'Red Edge' 3L

16 No. Lavandula angustifolia 'Hidcote' 7.5L

10 No. Acer platanoides 'Emerald Queen' 18-20cm

140 No. Fagus sylvatica

38 No. Potentilla fruticosa 'Goldfinger' 3L

46 No. Potentilla fruticosa 'Goldfinger' 3L

2 No. Carpinus betulus 'Frans Fontaine' 14-16cm

294 No. Fagus sylvatica

31 No. Geranium 'Johnson's Blue' 2L
61 No. Fagus sylvatica
31 No. Geranium 'Johnson's Blue' 2L

39 No. Elaeagnus x ebbingei 3L
33 No. Spiraea japonica 'Candle Light' 3L

96 No. Euonymus fortunei 'Emerald 'n' Gold' 3L

27 No. Hypericum 'Hidcote' 3L
1 No. Carpinus betulus 'Frans Fontaine'
38 No. Rosmarinus offi. 'Miss Jessop's
12 No.

FOR CONTINUATION REFER TO DRAWING 26-043-03

1 No. Alnus glutinosa 14-16cm
178 No. Vinca minor 'Alba' 2L
170 No. Hypericum x moserianum 3L
216 No. Vinca minor 'Alba' 2L

2 No. Acer campestre 14-16cm

NATIVE SHRUB MIX
92 No. Corylus avellana 25%
63 No. Cytisus scoparius 2L 17%
78 No. Salix caprea 21%
74 No. Salix cinerea 20%
63 No. Ulex europaeus (*) 2L 17%

NATIVE SHRUB MIX
104 No. Corylus avellana 25%
71 No. Cytisus scoparius 2L 17%
88 No. Salix caprea 21%
83 No. Salix cinerea 20%
71 No. Ulex europaeus (*) 2L 17%

3 No. Acer campestre 14-16cm

3 No. Acer campestre 14-16cm

1:500m

5 4 3 2 1 0 5 10 15m

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rev	date:	amendments:	ch:
P01	26/08/26	First issue	E.H
P02	24/09/26	Tree retention & planting amendments.	E.H

cdm 2015; designers residual risk information

LEGEND: CDM RESIDUAL RISKS

1. LEVEL CHANGES: changes in level across the site including ramped access, steps, slopes or ditches, restricting access with risk of operatives falling from height.

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bea landscape design ltd

client:
AVIVA LIFE & PENSIONS UK LTD

project:
ATLAS PARK DEVELOPMENT
MANCHESTER

title:
DETAILED PLANTING PLAN
SHEET 3/4

status:
PLANNING

date:	drawn:	number:
AUG '26	E.C.H	BEA-26-043-04
scale@A0:	checked:	revision:
1:250	T.G-W	P02

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PLANNING NOTES (SOFT LANDSCAPE):

1. SOILS: Subgrade / subsoil to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and scarified or ripped to a minimum 300mm depth (excluding root protection areas of retained trees refer to Tree Protection Plan) prior to spreading topsoil to alleviate compaction and promote drainage. (NB: Site compound and material storage areas to be fully decompacted and ground free draining prior to commencement of topsoiling works). Imported and as saved topsoil to be in accordance with BS 3882: 2015 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS 3882:2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS 3882:2015 specification. Wildflower areas to be unimproved topsoil or low fertility topsoil to BS 3882:2015. Grass areas to be a minimum depth of 150mm, Shrub beds, hedges and climbing plants 450mm depth and forestry / transplants 300mm depth. Where specimen trees are planted in confined shrub beds or lawns, a depth of 600mm soil (rather than 450mm or 150mm) will be necessary to ensure appropriate soil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide' for specific trees. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. All areas to be cultivated to a minimum depth of 150mm removing weeds and rubbish / stones greater than 20mm in size. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil during cultivation

2. UTILITIES & SERVICE DESIGN: Proposed services (electric, water, gas, telecoms etc) in landscape areas are to be be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements, outside of the Root Protection Areas of retained trees and outside of the Soil Root Volume / canopy areas of the proposed trees. Similarly proposed drainage pipes, manholes and water attenuation features are to be designed to avoid the Root Protection Areas of retained trees and the Soil Root Volume areas / canopy area of proposed trees.

3. BUILDING FOUNDATION DESIGN: All tree and shrub planting proposals are to be referred to by the structural engineer during building foundation design.

4. PLANT STOCK: Unless agreed otherwise all trees and shrubs are to be of UK provenance where plants have been propagated and/or grown on for a minimum of 5 years in the UK for trees and 2 years for shrubs. All plants are to comply with the requirements of all current British Standards including BS3936 'Specifications for Nursery Stock' and BS8545 'Trees from nursery to independence in the landscape' and be supplied in accordance with the Plant Schedule. Should planting be required outside of the planting season (November - March) any bare root or rootballed stock specified is to be replaced with containerised stock to an appropriate or similar specification to the approval of the landscape architect prior to ordering.

5. EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m weldmesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table D.1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.

6. TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:2010. Arisings to be removed to a licensed tip.

7. TREE PLANTING: All trees to be in accordance with BS 3936, BS8545 and The National Plant Specification – 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989, double staked (14-16cm girth trees) tied and braced with flexible webbing loops/belts and spacer collars/sleeves (NB not with a timber cross bar) in prepared pits. 18-20cm girth trees to be underground guyed and securely anchored using Platipus Tree System. Tree pits in open field / un-compacted ground conditions or shrub beds to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 8545:2012. Topsoils and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost, incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser in accordance with manufacturers recommendations. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) to 1.0 metre diameter and kept weed free.

In confined urban areas i.e car parks & housing estates where trees are to be planted in heavily compacted ground, Small tree pits (Mature canopy 3m) should have a minimum of 4.24m3, Medium tree pits (Mature Canopy 5m) should have a minimum of 11.8m3, Large tree pits (Mature canopy 8m) should have a minimum of 24m3 (or to latest GreenBlue Urban Topsopil Volume Guidelines). Tree pits are to be excavated to achieve the above uncompacted growing volume with pits without cells being approximately 2.5m x 2.5m backfilled with excavated subsoil and topsoil (as described above) mixed with 160L of peat free tree planting compost . Where groups of trees or avenues are planted the pits are to be combined to achieve the required growing volume. Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details.

Generally all trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage or services. In locations close to footpaths and roadways linear root barriers Greenblue Urban, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier Greenblue Urban, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

8. SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Nursery stock supplier to be approved by the Landscape Architect. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agroblen 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10ltrs. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Ornamental Bark Mulch' (or similar approved by the landscape architect) and kept weed free; on slopes greater than 1:3 a biodegradable geotextile i.e Ecomatt Weed Control Fabric to be laid and securely pegged in place.

9. ORNAMENTAL HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be 60-80cm in height with a minimum of three breaks, planted in double staggered rows 350mm apart at 450mm centres (or as scheduled). Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agroblen 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10ltrs. Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked

10. NATIVE HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with the NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 350mm apart at 450mm centres (or as scheduled) with the growing tip (top 100mm) of the hedge plant removed to encourage spreading growth. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser sprinkled evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. In mixed species hedges; shrub species to be planted randomly throughout the length of hedge. Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m.

11. NATIVE SHRUB PLANTING: plants to be in accordance with BS 3936 and planted in accordance with BS 4428:1989. Transplants to be pit planted at 1 metre centres (or as scheduled) in random groupings of 3-5 and 7-10 shrub species depending on numbers of plants. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser sprinkled evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. Well water plants immediately after planting and prior to spreading of mulch. Plants to be protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stake(s).

12. TURFING: Grass turf areas to be species rich lawn turf WFTSRP as supplied by Wildflower Co or similar approved cultivated turf to BS 3969 'Recommendations for Turf for general purposes' laid in accordance with BS 4428:1989. Prior to cultivation low fertilitiy topsoil / subsoils are to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and leveled as required with any debris or stones greater than 50mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine tilth. Turf to be laid during appropriate weather conditions from planks with broken joints well butted up, pegged to slopes where required. Lightly consolidate and firm turf as laying proceeds. Fill joints with fine topsoil and thoroughly water after laying to avoid shrinkage.

13. SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Prior to cultivation topsoil is to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and leveled as required with any debris or stones greater than 20mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Seed to be Germinal Seeds mix A4 'Low Maintenance Areas' sown at 35g/m2, including:

- 65% CORAIL (Strong Creeping Red Fescue)
- 20% SWORD (Hard Fescue)
- 10% JOANNA (Chewings Fescue)
- 5 % HIGHLAND (Browntop Bent)

14. WILDFLOWER SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved or low fertility topsoil to be imported, cultivated and leveled to remove all minor hollows or ridges as required with any debris or stones greater than 20mm diameter removed to provide a fine weed free tilth . Do not apply fertiliser. Weeds to be eradicated by herbicide or repeated cultivation prior to sowing. Lightly rake areas after sowing and keep well watered. Areas to be kept free from unwanted plants and mown every 6 - 8 weeks during establishment year removing arisings. In subsequent years cut in early spring and autumn after setting seed (in accordance with manufacturers recommendations) removing arisings. A minimum 1.5 metre close mown margin is to be maintained abutting buildings and hard surfacing (i.e road, car park and footpath edges). Seed mixes to be supplied by Emorsgate Seeds and include the following sown in accordance with suppliers recommendations.

EM2 'Standard General Purpose Meadow Mixture' to general landscape areas (sown at 4g/m2).
EW1 'Woodland Mixture' to shrub planting areas (sown at 4g/m2).

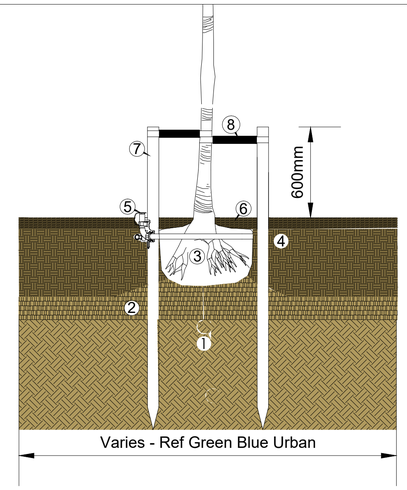
15. GRAVEL: Gravel areas to be ornamental gravel, from local source 10-20mm, laid on geotextile membrane to a depth of 50-75mm.

16. MAINTENANCE: To be carried out in perpetuity, for the lifetime of the development at approximately monthly intervals (or as prescribed within a landscape management plan) including replacement of any tree, hedge, shrub or grassed area which die, has been damaged, vandalised or stolen within a period of five years from practical completion. Operations to include the following:

a. Eradicate weeds by hand or appropriate chemical means.
b. Cut out dead or / and damaged stock or branches, prune as required.
c. Ensure all shrubs and trees are firmed in, securely staked and tied with guards where applicable.
d. Collect litter, sweep and tidy site.
e. Apply suitable non-residual herbicides, pesticides and water as required.
f. Carry out mowing to amenity grass areas when attained 100mm, cut to 35mm (50mm for shaded areas) approximately 2 week intervals during the growing season.
f. Carry out mowing to wildflower areas as per Emorsgate Seeds Ltd aftercare First year & Established sward guidance (2-3 cuts a year).
g. Carry out mowing of wildflower area margins 1.5 - 2.0m wide when attained 200mm (approximately monthly during the gowing season) where abutting buildings or hard surfacing (i.e road, car park or footpath edges).
f. Carry out mowing to flowering lawn grass areas when attained 100mm, cut to 40mm (50mm for shaded areas) approximately 2 week intervals during the growing season. To allow flowering relax mowing from late June for 4-8 weeks.
g. All hedges to plot frontages be maintained at a max height of 1.0m.
h. Native shrub planting to be maintained free from perennial weeds, self set shrub and tree species and coppiced every 10-15 years.
i. At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

17. WATERING: all plant material (including turf) to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. During hot, dry periods, plants are to be watered every six to ten days. For individual trees a minimum of 18 watering visits per year are to be carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.

18.0 BIRDSTRIKE AVOIDANCE: The planting proposals have been designed to be in accordance with the 'Wildlife Hazard Management Plan for Atlas Business Park' dated the 31st March 2026. Any plant substitutions or amendments are to be agreed with the Landscape Architect to ensure compliance with the management plan.



TYPICAL TREE PIT DETAIL (CONSTRAINED PLANTING AREA):

1.0 SOILS: subsoil and topsoil to be excavated to form tree pit, depth to be based on the planting depth of the tree (distance from root flare to underside of rootball), with soils retained and placed separately for backfilling pit. In constrained planting areas, a depth of 600mm soil will be necessary to ensure appropriate soil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide'.

2.0 SUBSOIL: as dug subsoil to be used to backfill the tree pit to 250mm depth. NB excavated rubble or hardcore to be replaced with imported subsoil to BS 8601:2013.

3.0 ROOT BALL / BARE ROOTS: tree pits sizes to be at least 75mm wider than the tree root system or rootball.

4.0 TOPSOIL: existing (or imported) topsoil 450mm depth enriched with 160L peat free tree planting compost and used to backfill the upper part of the tree pit.

5.0 IRRIGATION: RR3A RootRain Metro irrigation system with plastic cap and fixing bracket. Secure to stake with 50mm galvanised nail. Ensure cap finishes slightly above finished surface level

6.0 MULCH LAYER: finished with Melcourt amenity grade bark mulch to a minimum depth of 75mm.

7.0 STAKES: softwood timber rounds, peeled chestnut, larch or oak, free from projections and large or edge knots and with pointed lower end: 75mm diameter, 2000mm height, 600mm above ground.

8.0 TIES: tree held to stakes with 35mm flexible webbing and 40mm spacer sleeves fixed to stake with galvanized clout nails.

Plant Schedule

Trees

No.	Species Name	Specification	Girth	Height	Density
19 -	Acer campestre	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted
7 -	Acer campestre	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	18-20cm	450-500cm	Counted
5 -	Acer campestre 'Streetwise'	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted
10 -	Acer platanoides 'Emerald Queen'	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	18-20cm	450-500cm	Counted
1 -	Alnus glutinosa	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted
3 -	Alnus glutinosa	3x :Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG 1	18-20cm	425-600cm	Counted
13 -	Betula pendula	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted
13 -	Betula pendula	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1	18-20cm	450-500cm	Counted
22 -	Carpinus betulus 'Frans Fontaine'	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted

Hedging

No.	Species Name	Specification	Girth	Diameter	Height	Pot Size	Density
250 -	Acer campestre	1+1 :Transplant :B			60-80cm		0.35Ctr Double Staggered at 0.45m offset
175 -	Carpinus betulus	1+1 :Transplant :B			60-80cm		0.35Ctr Double Staggered at 0.45m offset
51 -	Corylus avellana	1+2 :Transplant :Branched :3 brks			60-80cm		0.35Ctr Double Staggered at 0.45m offset
38 -	Escallonia 'Donard Seedling' (*)	Bushy :4 brks :C :PG 9			40-60cm	3L	0.45Ctr Double Staggered at 0.45m offset
1126 -	Fagus sylvatica	Hedge element 50 x 50cm; neatly clipped: RB			1.0-1.2m		0.5Ctr Double Staggered at 0.5m offset
26 -	Rosa canina (*)	1+1 :Transplant :Branched :3 brks :B			60-80cm		0.35Ctr Double Staggered at 0.45m offset

Shrubs

No.	Species Name	Specification	Diameter	Height	Pot Size	Density
125 -	Brachyglottis 'Sunshine'	Branched :4 brks :C :PG 8		30-40cm	3L	3/m²
34 -	Ceanothus 'Blue Mound'	Branched :5 brks :C :PG 8	30-40cm		3L	3/m²
96 -	Ceanothus thyrsiflorus repens	Bushy :5 brks :C :PG 8	30-40cm		3L	3/m²
37 -	Ceanothus x del. 'Glorie de Versailles'	Leader With Laterals: 3 brks :PG 6		40-60cm	3L	3/m²
651 -	Corylus avellana	1+2: Transplant :Branched :3 brks: B		60-80cm		1Ctr
446 -	Cytisus scoparius	Bushy :5 brks		40-60cm	2L	1Ctr
112 -	Elaeagnus x ebbingei	Branched :3 brks :C :PG 9		30-40cm	3L	3/m²
103 -	Escallonia 'Apple Blossom' (*)	Bushy :4 brks :C :PG 9		40-60cm	3L	3/m²
96 -	Euonymus fortunei 'Emerald 'n' Gold'	Bushy :7 brks :C :PG 8	20-30cm	20-30cm	3L	3/m²
105 -	Euonymus fortunei 'Emerald Gaiety'	Bushy :7 brks :C :PG 8	20-30cm	20-30cm	3L	3/m²
125 -	Hebe 'Mrs Winder'	Bushy :5 brks :C :PG 9		30-40cm	3L	3/m²
28 -	Hebe 'Red Edge'	Bushy :5 brks :C :PG 9	20-30cm		3L	4/m²
79 -	Hebe rakaiensis	Bushy :5 brks :C :PG 9	20-30cm		3L	3/m²
398 -	Hypericum 'Hidcote'	Bushy :5 brks :C :PG 8		30-40cm	3L	3/m²
300 -	Hypericum x moserianum	Bushy :7 brks :C :PG 8		30-40cm	3L	4/m²
100 -	Lavandula angustifolia 'Hidcote'	Bushy :9 brks :C :PG 10		30-40cm	7.5L	2/m²
28 -	Lonicera nitida 'Baggesen's Gold' (*)	Bushy :5 brks :C :PG 2	30-40cm		5L	3/m²
332 -	Lonicera nitida 'May Green'	Bushy :6 brks :C :PG 2	30-40cm		3L	3/m²
49 -	Pachysandra terminalis 'Green Carpet'	Several shoots :7 brks :C :PG 8	15-20cm		2L	4/m²
6 -	Phormium tenax 'Purpureum' (*)	Triple Crown :C :PG 9		40-60cm	10L	Counted
84 -	Potentilla fruticosa 'Goldfinger'	Bushy :4 brks :C :PG 10	20-30cm		3L	3/m²
45 -	Potentilla fruticosa 'Red Ace'	Bushy :4 brks :C :PG 10	20-30cm		3L	3/m²
72 -	Rosmarinus offi.'Miss Jessop's Upright'	Bushy :4 brks :C :PG 9		30-40cm	3L	3/m²
550 -	Salix caprea	0/1: Cutting :Branched :2 brks: B		60-80cm		1Ctr
522 -	Salix cinerea	0/1: Cutting :Branched :2 brks: B		60-80cm		1Ctr
99 -	Spiraea japonica 'Anthony Waterer'	Branched :6 brks :C :PG 6		30-40cm	3L	3/m²
73 -	Spiraea japonica 'Candle Light'	Bushy :6 brks :C :PG 6		30-40cm	3L	3/m²
446 -	Ulex europaeus (*)	Bushy :3 brks		20-30cm	2L	1Ctr
692 -	Vinca minor 'Alba'	Several shoots :3 brks :C :PG 6	20-30cm		2L	5/m²

Herbaceous

No.	Species Name	Specification	Diameter	Height	Pot Size	Density
125 -	Bergenia cordifolia 'Purpurea'	Full Pot :C :PG HB			2L	5/m²
145 -	Geranium 'Johnson's Blue'	Full Pot :C :PG HB			2L	4/m²

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Refer any query to office of origination.

rev	date:	amendments:	alt:
P01	26/08/26	First issue	E.H
P02	24/09/26	Plant Schedule updated.	E.H

bea landscape design ltd

client:
AVIVA LIFE & PENSIONS UK LTD

project:
ATLAS PARK DEVELOPMENT MANCHESTER

title:
DETAILED PLANTING PLAN SHEET 4/4

status:
PLANNING

date:	drawn:	number:
AUG '26	E.C.H	BEA-26-043-05
scale@A1:	checked:	revision:
N.T.S	T.G-W	P02

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Drawing 4 – External Lighting Strategy

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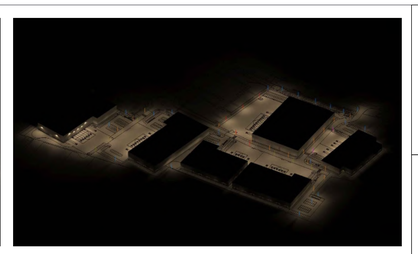
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max	Description
Simons Way_Cd_Seg1	Obtrusive - Cd	N.A.	6502	9799	172	0.03	0.02	
Simons Way_Cd_Seg2	Obtrusive - Cd	N.A.	666	1448	197	0.30	0.14	
Simons Way_Cd_Seg3	Obtrusive - Cd	N.A.	1263	1454	1089	0.86	0.75	
Simons Way_Cd_Seg4	Obtrusive - Cd	N.A.	1523	3766	1049	0.69	0.28	
Simons Way_Ill_Seg1	Obtrusive - Ill	Lux	0	1	0	N.A.	0.00	
Simons Way_Ill_Seg2	Obtrusive - Ill	Lux	0	0	0	N.A.	N.A.	
Simons Way_Ill_Seg3	Obtrusive - Ill	Lux	0	0	0	N.A.	N.A.	
Simons Way_Ill_Seg4	Obtrusive - Ill	Lux	0	0	0	N.A.	N.A.	
Unit 1 - 5 Access Road	Illuminance	Lux	20	55	5	0.25	0.09	
Unit 1 Car Park	Illuminance	Lux	12	25	5	0.40	0.20	
Unit 1 Loading Bays	Illuminance	Lux	52	77	28	0.54	0.36	
Unit 1 Perimeter	Illuminance	Lux	9	15	4	0.47	0.27	
Unit 1 Service Yard	Illuminance	Lux	27	62	12	0.45	0.19	
Unit 2 Car Park	Illuminance	Lux	14	45	6	0.43	0.15	
Unit 2 Loading Bays	Illuminance	Lux	65	80	45	0.70	0.56	
Unit 2 Service Yard	Illuminance	Lux	32	67	17	0.54	0.25	
Unit 2 Walkway	Illuminance	Lux	28	44	15	0.54	0.34	
Unit 2-3 Perimeter	Illuminance	Lux	7	25	2	0.28	0.08	
Unit 3 Car Park	Illuminance	Lux	17	32	11	0.64	0.34	
Unit 3 Loading Bays	Illuminance	Lux	56	70	39	0.70	0.56	
Unit 3 Service Yard	Illuminance	Lux	33	61	18	0.54	0.30	
Unit 4 Car Park	Illuminance	Lux	15	29	6	0.40	0.21	
Unit 4 Loading Bays	Illuminance	Lux	66	119	30	0.45	0.25	
Unit 4 Perimeter	Illuminance	Lux	8	41	3	0.36	0.07	
Unit 4 Service Yard	Illuminance	Lux	30	44	17	0.57	0.39	
Unit 5 Car Park	Illuminance	Lux	12	34	5	0.41	0.15	
Unit 5 Cycle Store	Illuminance	Lux	28	29	27	0.96	0.93	
Unit 5 Loading Bays	Illuminance	Lux	68	111	35	0.52	0.32	
Unit 5 Perimeter	Illuminance	Lux	9	27	3	0.35	0.11	
Unit 5 Service Yard	Illuminance	Lux	26	56	12	0.46	0.21	
Unit 6 & 7 Access Road	Illuminance	Lux	22	35	9	0.42	0.26	
Unit 6 & 7 Roadway Footpaths	Illuminance	Lux	14	24	8	0.57	0.33	
Unit 6 Large Car Park	Illuminance	Lux	18	47	9	0.51	0.19	
Unit 6 Loading Bays	Illuminance	Lux	86	116	47	0.55	0.41	
Unit 6 Service Yard	Illuminance	Lux	32	71	17	0.53	0.24	
Unit 6 Small Car Park	Illuminance	Lux	17	29	8	0.47	0.28	
Unit 6 Walkway	Illuminance	Lux	11	20	6	0.55	0.30	
Unit 7 Car Park	Illuminance	Lux	15	31	6	0.39	0.19	
Unit 7 Cycle Store	Illuminance	Lux	9	9	7	0.82	0.78	
Unit 7 Loading Bays	Illuminance	Lux	63	92	30	0.48	0.33	
Unit 7 Perimeter	Illuminance	Lux	5	14	2	0.37	0.14	
Unit 7 Service Yard	Illuminance	Lux	24	54	10	0.41	0.19	
Unit 7 Turning Area	Illuminance	Lux	28	48	11	0.40	0.23	
UGR	UGR	UGR	0	0	0	N.A.	N.A.	

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Watts	Mounting Height	[MANUFAC]	UWLR
	5	A	Single	230w LED 2700k Stork Little Brother 48 LED with L35 Optic column mounted	0.900	230	8, 10	VISULO by Lighting Project Solutions	0.00
	4	AW	Single	230w LED 2700k Stork Little Brother 48 LED with L35 Optic wall mounted	0.900	230	10	VISULO by Lighting Project Solutions	0.00
	20	BW	Single	140w LED 2700k Mini Martin 24 LED with L35 Optic wall mounted	0.900	140	6, 8	VISULO by Lighting Project Solutions	0.00
	8	C	Single	180w LED 2700k Stork Little Brother 48 LED with L35 Optic column mounted	0.900	180	10	VISULO by Lighting Project Solutions	0.00
	12	CW	Single	180w LED 2700k Stork Little Brother 48 LED with L35 Optic wall mounted	0.900	180	8, 10	VISULO by Lighting Project Solutions	0.00
	12	D	Single	60w LED 2700k Mini Martin 16 LED with L35 Optic column mounted	0.900	60	8	VISULO by Lighting Project Solutions	0.00
	6	D BLC	Single	80w LED 2700k Mini Martin 16LED with L35 Optic and Backlight Cutters column mounted	0.900	80	8	VISULO by Lighting Project Solutions	0.00
	3	D2	Back-Back	2x 60w LED 2700k Mini Martin 16 LED with L35 Optic column mounted	0.900	60	8	VISULO by Lighting Project Solutions	0.00
	4	DW	Single	60w LED 2700k Mini Martin 16 LED with L35 Optic wall mounted	0.900	60	8	VISULO by Lighting Project Solutions	0.00
	17	E	Single	30w LED 2700k Mini Martin 16 LED with L22 Optic column mounted	0.900	30	8	VISULO by Lighting Project Solutions	0.00
	7	FW	Single	60w LED 2700k Mini Martin 16 LED with L35 Optic wall mounted	0.900	60	6	VISULO by Lighting Project Solutions	0.00
	61	GW	Single	5w LED 2700k Hera Bulkhead with ELSW side throw optic wall mounted	0.900	5	4	Lighting Project Solutions	0.00
	2	H	Single	145w LED 2700k Mini Martin 24 LED with L08 Optic column mounted	0.900	145	8	VISULO by Lighting Project Solutions	0.00







Stork LB

Mini Martin

Hera

Lighting Project Solutions

LIAQA ASSURED COMPANY

Atlas Business Park

14/08/2026

Drawing No:**2606024DNH ALL ON**

Designer: Alex Eldred

Revisions

Rev	Quote No.	Notes
DNA	109845	Initial Design
DNB	109845/2	Amended following marked locations and comments
DNC	109845/3	Amended following marked locations and comments
DND	109845/4	Amended following in person discussions
DNE	109845/5	Amended to adjust column locations on units 2 & 3
DNF	109845/5	1no column moved on U2 to bring up uniformity in car park
DNG	109845/5	Additional areas covered per received mark up
DNH	109845/5	Site Layout Update

Please note all luminaires are compliant to G*4 or higher per BS:EN 13201-2

Bell mouth lighting on simonsway access cut short to accommodate existing highways lighting

We use a 0.9 Maintenance Factor as standard, please let us know if this differs from the maintenance schedule so we can design accordingly.

A lighting applications design service is provided by us in good faith and without charge, relating to Lighting Project Solutions products only. As such, whilst every endeavor is made for accuracy from information provided by yourselves, the final responsibility for the suitability of the design lies with the client. The company cannot, therefore, accept any liability or consequential loss incurred.

Appendix A – References

References

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Appendix B – Assessment of Structures, Trees and Habitats for Bats

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Assessment of Structures, Trees and Habitats for Bats

Suitability	Description	
	Roosting	**Commuting and Foraging**
Negligible	An inspected structure or tree which is considered to have no features of importance for roosting bats. No further constraints apply to the method or timing of proposed works.	Negligible habitat features on-Site to support commuting or foraging bats.
Low	A structure with at least one or more features suitable to support opportunistic individual bats. However, inadequate space, shelter, protection and conditions, and the low suitability of surrounding habitats means that it is unlikely to be used as a maternity or hibernation roost site. A tree of adequate age and stature to support potential roosting features, however, either no features, or only features of limited potential recorded from the ground.	Habitat with potential to support low numbers of commuting bats due to its quality and connectivity. For example, a gappy hedgerow or unvegetated stream that is isolated from the surrounding landscape. Alternatively, suitable but isolated habitats suitable to support low numbers of foraging bats such as a lone tree or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that are of adequate size, shelter and protection, with suitable conditions and surrounding habitat to support a bat roost not of high conservation status (with respect to roost type not individual species conservation status).	Linear habitat continuity connecting to the wider landscape offering potential to support commuting bats, such as rows of trees and scrub or linked back gardens. Habitat such as trees, scrub, grassland or a waterbody with connectivity to the wider landscape offering foraging opportunities for bats.
High	A structure or tree with one or more potential roost sites that are suitable for use by large numbers of bats on a regular basis and for long periods of time due to their size, shelter, protection, conditions and the surrounding habitat.	Continuous high-quality habitat with strong connectivity to the wider landscape that is likely to be used by commuting bats on a regular basis, such as flowing waterbodies, hedgerows, rows of trees and woodland edges. High quality habitat with strong connectivity to the wider landscape that is likely to be regularly used by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to, and connected to, known roost sites.

Guidance on Assessing the Potential Suitability of Development Sites to Support Bats (adapted from Collins, J. (ed)).

Appendix C - Ecological Impact Assessment Methodology

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Ecological Impact Assessment Methodology

The methodology for the EcIA follows the principles set out within the Guidelines for Ecological Impact Assessment (EcIA) in the UK and Ireland; Terrestrial, Freshwater, Coastal and Marine updated by the Chartered Institute of Ecology and Environmental Management (CIEEM) in 2019 and comprises a staged approach to assessing the potential impacts resulting from the proposed development on the ecological features within the ZOI.

The EcIA has involved the following stages:

- Determination of baseline conditions;
- Identification of important ecological features;
- Identification of potential impacts and effects;
- Identifying likely significant effects;
- Designing appropriate avoidance and/or mitigation for impacts and effects;
- Assessment of residual effect significance;
- Assessment of cumulative impacts and effects; and
- Identification of compensation and enhancement measures.

Baseline Conditions

Baseline conditions have been established following the methodology outlined in the above sections.

Important Ecological Features

Important ecological features have been identified based on existing statutory, policy and conservation objectives. In accordance with the CIEEM Guidelines the value or potential value of an ecological resource has been determined within a defined geographical context in line with the table below.

Potential Impacts and Effects

The potential impacts on any important ecological features are identified during construction and operation, and prior to any mitigation, based on available baseline data, an assessment of design proposals and construction methods, and available information on the existing conservation status of the features in question.

Impacts are then characterised in terms of the following attributes:

- Positive or negative – i.e. a change that improves or reduces the quality of the environment;
- Magnitude – i.e. the size of an impact in quantitative terms where possible;
- Extent – i.e. the area over which an impact occurs;
- Duration – i.e. the time for which an impact is expected to last;
- Reversibility – i.e. is the impact permanent or temporary; and
- Timing and frequency – e.g. related to breeding seasons.

The likely effects of potential impacts on important ecological features largely depend upon their sensitivity, whilst the level of certainty that an impact will occur as predicted is based on professional judgment. Only the impacts likely to result in significant effects have been described in detail within the report. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant have been scoped out and justification for scoping out provided.

Geographic Scale	**Example Criteria for Classification at each Geographic Scale**

International	Habitats meeting the criteria for Wetlands of International Importance (Ramsar), Special Area of Conservation (SAC) or Special Protection Area (SPA) site. A species present in internationally important numbers (>1% of international population). Notable species which is part of the cited interest of an SPA or SAC and which regularly occurs in internationally or nationally important numbers.
National	Habitats meeting the criteria for a Site of Special Scientific Interest, Marine Conservation Zone (MCZ), or National Nature Reserve (NNR). A species present in nationally important numbers (>1% of UK population). A species which is part of the cited interest of a SSSI and which regularly occurs in internationally or nationally important numbers. Rare breeding species (e.g. birds with <300 UK breeding pairs).
Regional	A local site with important regional habitats or significant populations of Species of Principal Importance (SPIs) under the NERC act. Species present in regionally important numbers (>1% of regional population). Species listed as priority species, which are not covered above, and which regularly occur in regionally important numbers. Sustainable populations of a species that is rare or scarce within a region. Species on the Birds of Conservation Concern (BoCC) Red or Amber List and which regularly occur in regionally important numbers.
County	A local site with a habitat that is characteristic of the county or rare on a county scale, or with significant populations of locally important species. Species present in county important numbers (>1% of county population). Species listed as priority species, which are not covered above, and which regularly occur in county important numbers. Sustainable population of a species that is rare or scarce within a county. A site designated for its county important assemblage of species. Species on the BoCC Red or Amber List and which regularly occur in county important numbers.
Local	A site which has wildlife corridors likely to be essential to allow viable movement of species or improve the biodiversity of the area. Species listed as priority species, which are not covered above, and are rare in the locality. Species present in numbers just under county importance (<1% of county population). Sustainable population of a species that is rare or scarce within the locality. A site whose designation is just under for inclusion for its county important assemblage of a particular species on site. Other species on the BoCC Red or Amber List and which are considered to regularly occur in locally important numbers.

Likely Significant Effects

In accordance with the CIEEM guidelines, an ecologically significant effect is 'an effect that either supports or undermines the biodiversity conservation objectives for 'important ecological features' or for biodiversity in general'.

Using an approach to valuing impacts that involves professional judgement and reference to available conservation objectives, neutral and minor effects are considered to be not significant, while moderate and major effects are assessed to be significant. The table below provides a comparison of the terms used.

Effect Significance	Type of Effect	Equivalent CIEEM Assessment
Significant	Major beneficial	Significant positive impact on biodiversity conservation objectives at given geographical context
	Moderate beneficial	Positive impact on biodiversity conservation objectives at given geographical context
Non-significant	Minor beneficial	Limited positive impact on biodiversity conservation objectives at given geographical context
Neutral	Negligible	No significant impact on biodiversity conservation objectives at given geographical context
Non-significant	Minor adverse	Limited adverse impact on biodiversity conservation objectives at given geographical context
Significant	Moderate adverse	Adverse impact on biodiversity conservation objectives at given geographical context
	Major adverse	Significant adverse impact on biodiversity conservation objectives at given geographical context

The evaluation of significant effects has been based on the best available scientific evidence. Where sufficient evidence is not available, the precautionary principle has been applied. Therefore, where it is not possible to robustly justify a conclusion of no significant effect, a significant effect has been assumed. Any uncertainty has been acknowledged within the report.

Avoidance and/or Mitigation

Negative impacts have been avoided and/or mitigated where possible, in line with the mitigation hierarchy as presented within the CIEEM Guidelines.

Assessment of Residual Effect Significance

Once the impacts of the proposed development have been assessed, and all attempts to avoid and mitigate ecological impacts have been finalised, an assessment of the residual impacts is undertaken to determine the significance of their effects upon ecological features.

Cumulative Impact Assessment

The following types of future development within the same zone of influence have been considered as part of the cumulative impact assessment in relation to each important ecological feature:

- Proposals for which consent has been applied which are awaiting determination and are visible on the local planning portal;

- Projects which have been granted planning consent, but which have not yet been started or which have been started but are not yet completed (i.e. under construction); and
- Proposals which have been refused permission but which are subject to appeal and the appeal is undetermined.

Compensation and Enhancement

Compensation measures were taken to offset residual effects resulting in the loss of, or permanent damage to ecological features despite mitigation, where required. Compensation has only been considered as a last resort, in line with the mitigation hierarchy.

Enhancement measures have been agreed over and above any mitigation or compensation measures, in order to provide a biodiversity net gain.

Appendix D – Site Photographs

Site Photographs



Photograph 1 – Building B1



Photograph 2 – Building B2



Photograph 3 – Building B3



Photograph 4 – Other neutral grassland (ON1)



Photograph 5 – Orchids within other neutral grassland (ON2)



Photograph 6 – Willow scrub



Photograph 7 – Glade within willow scrub



Photograph 8 – Developed scrub within DS1



Photograph 9 – Pioneer scrub within DS1



Photograph 10 – Woodland W1



Photograph 11 – Woodland W5



Photograph 12 – Hedgerow H1



Photograph 13 – Dry depressed area (TN2)



Photograph 14 – Building B2 PRF



Photograph 15 – Tree T1



Photograph 16 – Tree T22



Photograph 17 – Tree T20



Photograph 18 – Tree T21

Appendix E – Dusk Emergence Survey Results 25/08/2026

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Dusk Emergence Survey Results 25/08/2026

Time (24hr clock)	Description & Location	Species	Behaviour	Number of bats
20:32	From north towards B3, foraging around building until 20:43	Common pipistrelle	Foraging	1
20:45	Foraging around B3 until 20:56	Common pipistrelle	Foraging	1
20:57	Intermittent foraging until 21:06	Common pipistrelle	Foraging	1
21:08	Two foraging passes	Common pipistrelle	Foraging	1
21:10	Foraging pass over building	Common pipistrelle	Foraging	1