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The Point
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Stoke-on-Trent
ST7 2GP

ERAP (Consultant Ecologists) Ltd refs: 2025-155

29th May 2025

Dear James,

RE: Updated Ecological Survey (including a licensed Bat Survey) at Parkfield House, Middleton M24 4EB

Introduction

ERAP (Consultant Ecologists) Ltd was commissioned by Muller Property Group to carry out an updated ecological assessment of Parkfield House, Middleton M24 4EB (hereafter referred to as the 'site') in May 2025. The Ordnance Survey (OS) grid reference at the centre of 1.11 hectares the site is SD 86268 05569. An aerial image of the site and its surrounding habitats is appended at **Figure 1** (source image: ESRI World Imagery).

The survey updates previous studies completed at the site by ERAP (Consultant Ecologists) Ltd, which are presented in the following reports (hereafter jointly referred to as the 'previous ecology reports'):

- a. *2022-345 Parkfield House, Middleton M24 4EB: Updated Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2022); and
- b. *2021-215 Parkfield House, Middleton M24 4EB: Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2021).

The scope of updated ecological works undertaken in May 2025 comprised:

- a. An updated desktop study for known ecological information at the site and the local area;
- b. An updated Extended Phase 1 Habitat Survey and assessment, and assessment of the habitats present at the site using the UK Habitats Classification;
- c. Assessment of the ecological value of the habitats within the site with the use of the National Vegetation Classification (NVC) and the Ratcliffe criteria, as presented in A Nature Conservation Review (Ratcliffe, 1977);
- d. An updated survey and assessment of all habitats for relevant statutorily protected species¹ and other wildlife including badger (*Meles meles*), bird species, invertebrates and reptiles;

¹ In accordance with Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact on the Planning System (Office of the Deputy Prime Minister, 2005) developers should not be required to undertake surveys for protected species unless there is reasonable likelihood of the species being present and affected by the development. In this instance (for example) the presence of great crested newt (*Triturus cristatus*) has been reasonably discounted at the site by the previous ecology reports, due to its size and distance from the ponds present in the wider area. No water bodies or water courses within or adjacent to the site; there has been no requirement to consider great crested newt, water vole (*Arvicola amphibius*) or otter (*Lutra lutra*) as part of this assessment.

- e. An updated daytime bat walkover survey for bats, which has comprised a licensed preliminary roost assessment of the buildings, a ground level tree assessment and an assessment of the suitability of the habitats within the site and the surrounding area for foraging and commuting bats;
- f. The identification of any potential ecological constraints on the proposals and the specification of the scope of mitigation and ecological enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance; and
- g. The identification of any further surveys or precautionary actions that may be required to inform the progression of the site through the planning process or prior to the commencement of any construction activities.

Methods of Survey

The following sources of information and ecological records were consulted:

- a. MAGiC Maps: A web-based interactive map which brings together geographic information on key environmental schemes and designations, including details of statutory nature conservation sites;
- b. Ancient Tree Inventory (Woodland Trust, 2025): An online database of ancient and veteran trees; and
- c. Greater Manchester Biodiversity Action Plan (BAP).

It has not been considered necessary, in this instance, to update the data search completed with Greater Manchester Local Record Centre (GMLRC) as presented in the previous ecology reports.

Vegetation and Habitats

An updated Extended Phase 1 Habitat Survey of the site was carried out by Brian Robinson on 7th May 2025. The weather was dry and sunny, calm (Beaufort scale 0) and with an air temperature of 15°C.

An updated habitat and vegetation map was produced for the site and the immediate surrounding area and is appended at **Figure 2**. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC, 2010) with minor adjustments to illustrate and examine the habitats with greater precision.

On site habitat mapping was assisted via use of GPS technology and QField on-site mapping software, using *ESRI World Imagery*, Figure 2 of the previous ecology reports, and *Parkfield House, Middleton: Topography and Drainage Report (Rev A)* (40Seven, 2021) as base plans.

The plant species within the site boundary were determined with estimates of the distribution, ground cover, abundance and constancy of individual species. The estimation of abundance was based on the DAFOR system, where D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare, this being a widely used and accepted system employed by ecological surveyors. The terms L = Locally and V = Very were additionally used to describe the plant species distributions with greater precision.

Stands of vegetation and habitats were described and evaluated using the National Vegetation Classification (NVC). The NVC provides a systematic and comprehensive analysis of British vegetation and is a reliable framework for nature conservation and land-use planning.

Habitats within the site were assessed in accordance with *The UK Habitat Classification Version 2.0* (UKHab Ltd, 2023). The UK Habitat Classification, or 'UKHab' has been designed to function at two scales of minimum mappable unit (MMU): fine scale (25m² or 5 metres length) and large scale (400m² or 20 metres length). It has been considered for the purposes of this survey that the fine scale of 25m² or 5 metres length MMU is appropriate.

Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and uncommon plant communities. Plant nomenclature follows *New Flora of the British Isles 3rd Edition* (Stace, 2010).

Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), including Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

Animal Life: Badger

The survey area for badger covered the site (as annotated on **Figure 2**) and extended to accessible land within a radius of 50 metres from the site boundary. Private gardens / land were excluded from the survey. The survey was conducted in accordance with guidance presented within *Badgers and Development* (Natural England, 2007) and *Badgers: advice for making planning decisions* (Natural England, 2022).

The following signs of badger activity were searched for:

- a. Setts entrances, e.g. entrances that are normally 25 to 35cm in diameter and shaped like a 'D' on its side;
- b. Large spoil heaps outside sett entrances;
- c. Bedding outside sett entrances;
- d. Badger footprints;
- e. Badger paths;
- f. Latrines;
- g. Badger hairs on fences or bushes;
- h. Scratching posts; and
- i. Signs of digging for food.

Habitats within and surrounding the site were assessed in terms of their suitability for use by foraging and sheltering badger in accordance with their known habitat preferences as detailed in current guidance and *Badger* (Roper, 2010).

Animal Life: Bat Species

Daytime Bat Walkover Survey

The site was assessed for its suitability to support roosting bats by Brian Robinson, Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), Registration Number 2015-13161-CLS-CLS. The surveyor's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

Updated Preliminary Roost Assessment of the Buildings

The surveys were carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones A. , 2004), the *Bat Workers' Manual 3rd Edition* (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023).

An inspection of the external surfaces, walls and roofs of the buildings was carried out to find potential bat roosting habitat or accesses into internal areas where roosts may be present. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were also carried out.

The internal survey involved an examination of the accessible internal areas (including roof voids) to search for roosting bats or evidence of past use of the buildings by bats such as droppings and prey remains.

A list of equipment available during the survey is detailed in **Table 1**.

Table 1: Survey Equipment used during Daytime Bat Survey

Ladders
LED Lenser P14 torch
Olympus Tough TG-6 camera
8x20 binoculars
Ridgid Micro Inspection Camera Borescope CA-100
DJI Mini 3 Drone

The suitability of each building has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the building (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats. The suitability of each building has been informed by the following categories as presented in **Table 2**.

Table 2: Suitability Categories for Roosting Habitats in Buildings

Suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground / underground levels).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool / stable hibernation site.

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

^bFor example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

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

Ground Level Tree Assessment

A preliminary assessment of the trees within the site was conducted to assess their suitability for use by roosting bats, and to inform whether further surveys or precautionary measures were required.

Trees were assessed from the ground using binoculars and a high-powered torch. Each tree was searched for the presence of the following features:

Woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed platey bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps



between overlapping stems or branches, partially detached Ivy (*Hedera helix*) with stem diameters in excess of 50mm and bat, bird or dormouse (*Muscardinus avellanarius*) boxes.

Terms used to describe any features present follow (where possible) those outlined and described in *Bat Tree Habitat Key, 2nd Edition* (Andrews, H (ed), 2013) and *Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-care and Ecology Professionals* (BTHK, 2018).

Trees have been assessed and described using the categories presented at Tables 4.2 and 6.2 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*, (Collins, J. (ed), 2023), as presented in **Table 3**.

Table 3: Definition of Terms and Suitability Categories Used in Tree Survey for Roosting Bats

Terms and Suitability Categories	Description
PRF	Potential Roost Feature
None	Either no PRFs in the tree(s) or highly unlikely to be any.
FAR	Further Assessment Required to establish if PRFs are present in the tree
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Habitat Assessment for Commuting / Foraging Bats

Habitats within and adjacent to the site were assessed for their value and suitability for commuting and foraging bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023). Reference has been made to the categories, descriptions and examples presented in **Table 4**.

Table 4: Consideration of Suitability of Foraging and Commuting Habitat for Bats

Suitability	Potential Flight Paths and Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade / protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
^a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).	

Bird Species

Bird species observed and heard during the survey were recorded.

Habitats throughout the site and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds, as indicated by the amount of shelter, feeding value, woody vegetation structure and species diversity of tree and shrub species in the site.

Reptile Species

The site and its surroundings were assessed in terms of their suitability for use by reptile species using the important characteristics for reptiles outlined in the draft document *Reptile Mitigation Guidelines* (Natural England, 2011), and the *Reptile Habitat Management Handbook* (Edgar, Foster, P, & Baker, 2010). These habitat characteristics are outlined in **Table 5**.

Table 5: Important Habitat Characteristics for Reptiles

1. Location (in relation to species range)	7. Connectivity to nearby good quality habitat
2. Vegetation Structure	8. Prey abundance
3. Insolation	9. Refuge opportunity
4. Aspect	10. Hibernation habitat potential
5. Topography	11. Disturbance regime
6. Surface geology	12. Egg-laying site potential

Survey and Reporting Limitations

The survey was completed at a suitable time of year and under suitable conditions. No access was possible to the internal areas of the buildings, however it is considered that a reasonable assessment of each building's suitability for use by roosting bats has been possible despite this access constraint, due to the results of the previous studies of the buildings.

No further survey limitations were experienced.

All measurements within this report are approximate only, and have been either measured (using QField) or estimated whilst on site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGiC Maps and Google Earth.

Evaluation Methods

The habitats, vegetation and animal life were evaluated with reference to standard nature conservation criteria as described in *A Nature Conservation Review* (Ratcliffe, 1977) and *Guidelines for the Selection of Biological SSSIs* (Bainbridge, et al., 2013). These are size (extent), diversity, naturalness, rarity, fragility, typicality, recorded history, position in an ecological or geographical unit, potential value and intrinsic appeal.

Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Where suitable, the ecological value of the habitats present has been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018). Each habitat and individual trees have been assessed to determine whether they are 'irreplaceable habitat', defined in *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)² as '*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen*'. The further detail presented

²Hereafter the NPPF

in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2024) has also been referred to.

Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedules 1, 5, 6 and 8 of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.

The presence of any Priority Species, as listed under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006* is noted, and habitats are assessed in terms of their suitability and value for these species. The presence of habitats and / or species listed by the Greater Manchester Biodiversity Action Plans has been taken into account in the evaluation of the site.

Results of Updated Desktop Study and Results of Previous Surveys

Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

The site is not and does not form part of any statutory designated site for nature conservation.

The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for the overlapping Rochdale Canal SSSI and Rochdale Canal Special Area of Conservation (SAC), which are located 2.7 kilometres to the east of the site and designated for their aquatic flora including the European Protected Species Floating Water-plantain (*Luronium natans*). The site is also located across Manchester Old Road from Alkrington Woods Local Nature Reserve (LNR).

The SSSI Impact Risk Zone requires the Local Planning Authority to consult with Natural England on likely risks from the following development categories (Natural England, 2025):

- a. **Infrastructure:** Airports, helipads and other aviation proposals.
- b. **Minerals, Oil and Gas:** Planning applications for quarries, including: new proposals, Review of Minerals Permissions, extensions and variations to conditions etc. Oil and gas exploration / extraction.
- c. **Air Pollution:** Any industrial/agricultural development that could cause air pollution, including industrial processes, livestock and poultry units with a floorspace greater than 500m², slurry lagoons greater than 750m² and manure stores greater than 3500 tonnes.
- d. **Combustion:** General combustion processes greater than 50 megawatts energy input, including energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis / gasification, anaerobic digestion, sewage treatment works and other incineration / combustion.

The proposals do not match any of the development categories which would require further consultation with Natural England in respect of potential risks from the proposed development to the statutory designated sites for nature conservation present in the wider area.

Non-statutory Designated Sites for Nature Conservation

The site is not and does not form part of any non-statutory designated site for nature conservation, named 'Sites of Biological Importance' (SBIs) in Greater Manchester. Five SBIs are located within 2 kilometres of the site, as summarised at **Table 6**.

Table 6: SBIs within 2 Kilometres of the Site

SBI Name	Distance and Direction from Site	Reasons for Designation
Alkington Woods and Rhodes Lodges	0.1km to the south of the site	Habitat Mosaics (HM1)
Boardman Brook	0.51km to the south-west of the site	Woodland (Wd1)
Streams and Flushes near Bradley Hall Farm	1.32km to the west of the site	Grassland (Gr2)
Higher Boarshaw Clough	1.75km to the north-east of the site	Ponds & Small Lodges (Fw2)
Scowcroft Reservoir	1.94km to the north-east of the site	Ponds & Small lodges (Fw2)

Priority Habitats Inventory

The Priority Habitats Inventory³ was checked via MAGiC Maps. No Priority Habitats are reported for the site.

Ancient Tree Inventory

No ancient or veteran trees are identified at the site by the inventory.

Previous Ecology Reports

The site is described in the previous ecology reports as follows:

'The approximately 1.11 hectares site remains as described in the 2021 report, is located within a suburban area of Middleton, and supports a disused former office building (Building 1), an electricity substation (Building 2), areas of unmanaged former amenity grassland, tree lines and ornamental planting and hard standing with locally frequent colonising ruderal herbs.'

'The northern site boundary is defined by fencing, beyond which lies a playing field of amenity grassland. The eastern site boundary is defined by fencing beyond which lies car parking and ornamental planting. The southern site boundary is defined by a wall beyond which lies Manchester Old Road and Alkington Woods LNR. The western site boundary is defined (at its southern end) by buildings associated with Middleton Cenotaph, and at its northern end by fencing, beyond which lie residential gardens and housing.'

Potential impacts to statutory and non-statutory designated sites for nature conservation were evaluated as follows in the previous ecology reports:

'It is considered that the site is sufficiently small and distant from all designated sites for nature conservation that the proposed development will have no impact upon them. The habitats within the site are not complimentary to and are unlikely to contribute to the designated sites for nature conservation present within the wider area.'

The vegetation and habitats within the site were evaluated as follows in the previous ecology reports:

'Only common and widespread plant species were found. None of the habitats present are representative of semi-natural habitat. The NVC communities present are typical of the geographical area and conditions present. No Priority Habitats are present.'

In terms of each habitat's importance in a geographical context⁴, the mature trees are assessed to be of 'local' value as they contribute to the diversity of habitats within the sites and its surroundings and provide suitable

³ A spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

⁴ Using the terms presented at Section 4.7 of *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), i.e. International and European, National, Regional, Local Authority-wide area, River Basin District, Estuarine system / Coastal cell or Local. The term 'site' value is additionally used to highlight ecological features considered to be of importance in the context of the wider site habitats, but which are of negligible value in the context of the local area.

habitat for species such as foraging and nesting birds and foraging and commuting bats. The remaining habitats within the site are not assessed to hold any importance in terms of their geographical context.'

Invasive non-native species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected within the site by the surveys which informed the previous ecology reports. Their presence was evaluated as follows:

'The presence of Entire-leaved Cotoneaster, Rhododendron and Indian Balsam, all invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), has been detected within the site. It is considered that the proposals present an opportunity for the eradication of these species as part of the proposed development.'

Protected Species and Other Wildlife were evaluated as followed by the previous ecology reports:

'Habitats within and adjacent to the site are suitable for foraging and commuting bats. Recommendations relating to the retention of features suitable for use by foraging and commuting bats, and features to enhance habitats for roosting bats at the site are presented at Section 5.4.'

Both buildings are considered to be of 'negligible' suitability for use by roosting bats. No further surveys are required to inform this assessment. Trees 1 and 2 are both considered to be of 'low' suitability for use by roosting bats; appropriate measures to be adopted if works are required at the trees, or the trees are to be removed in accordance with the proposed development, are presented at Section 5.4.'

The trees, shrubs and Buildings 1 and 2 provide suitable habitat for nesting birds. Consideration of birds (including protection of breeding birds and recommended enhancements for Priority Species) are presented at Section 5.5 of this report.'

The presence of protected and notable species is otherwise reasonably discounted.'

These findings have been taken into account when updating the assessment of the site in 2025.

Results of 2025 Site Survey

Vegetation and Habitats

Refer to the appended **Photos 1 to 5**. The habitats within the site remain as described by the previous ecology reports. The evaluation, assessment and recommendations presented in the previous ecology reports remain appropriate for the site.

Animal Life

No sign of badger was detected within the site.

Refer to the appended **Photos 6 to 11**. The buildings have been subject to damage as a consequence of vandalism since the previous ecology reports, and several windows are broken at Building 1. It is considered however that the assessment of both building's suitability for use by roosting bats remains as presented in the previous ecology report, and remains 'negligible'.

Refer to **Photos 12 and 13**. Trees 1 and 2 remain of 'low' suitability for use by roosting bats, which is equivalent of the 'PRF-I' categorisation in *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023). The recommendations presented in the previous ecology reports for the protection of roosting bats during any proposed works to the trees remains appropriate.

Goldfinch (*Carduelis carduelis*), great tit (*Parus major*), blue tit (*Cyanistes caeruleus*), feral pigeon (*Columba livia*), Magpie (*Pica pica*), robin (*Erithacus rubecula*), chiffchaff (*Phylloscopus collybita*), wood pigeon (*Columba palumbus*) and carrion crow (*Corvus corone corone*) were detected within the site during the May 2025 survey. The assessment in relation to nesting birds at the site presented in the previous ecology reports remains appropriate for the site.

Evaluation, Assessment and Conclusion

The site remains largely as described by the previous ecology reports and, the evaluation, assessment, and conclusion presented in the previous ecology reports remains appropriate for the site.

The recommendations presented at Section 5.0 of in the previous ecology reports (and in particular the most recent 2023 report) remain appropriate to ensure the proposals are in accordance with ecological considerations and the National Planning Policy Framework.

The conclusion of the previous ecology report is presented below for ease of reference:

'This ecological assessment has demonstrated that the proposed development at the site is feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework.'

It is possible to implement reasonable actions for the protection and long-term conservation of fauna such as nesting birds and commuting / foraging bats associated with the site.

Measures to conserve the habitat connectivity through the site are entirely feasible.

Development at the site will provide an opportunity to secure ecological enhancement for fauna typically associated with suburban areas such as breeding birds and roosting bats.'

Yours truly,



Brian Robinson B.Sc. (Hons) MCIEEM
Senior Ecologist

Appendix: Photographs and Figures

Table 7: 2025 Photographs of the Site



Photo 1: Hardstanding with ornamental shrubs and planted trees in the background



Photo 2: Amenity grassland within the site



Photo 3: Hardstanding within colonising ruderal herbs



Photo 4: Amenity grassland and ornamental shrubs



Photo 5: Hardstanding, amenity grassland and ornamental shrubs



Photo 6: Building 1, eastern elevation



Photo 7: Building 1, north-eastern corner



Photo 8: Building 1, north-western corner



Photo 9: Building 1, south-western corner



Photo 10: Building 2, eastern and southern elevations



Photo 11: Building 2, western and southern elevations



Photo 12: Tree 1





Photo 13: Tree 2



Figure 1: Aerial Image of the Site and its Surroundings

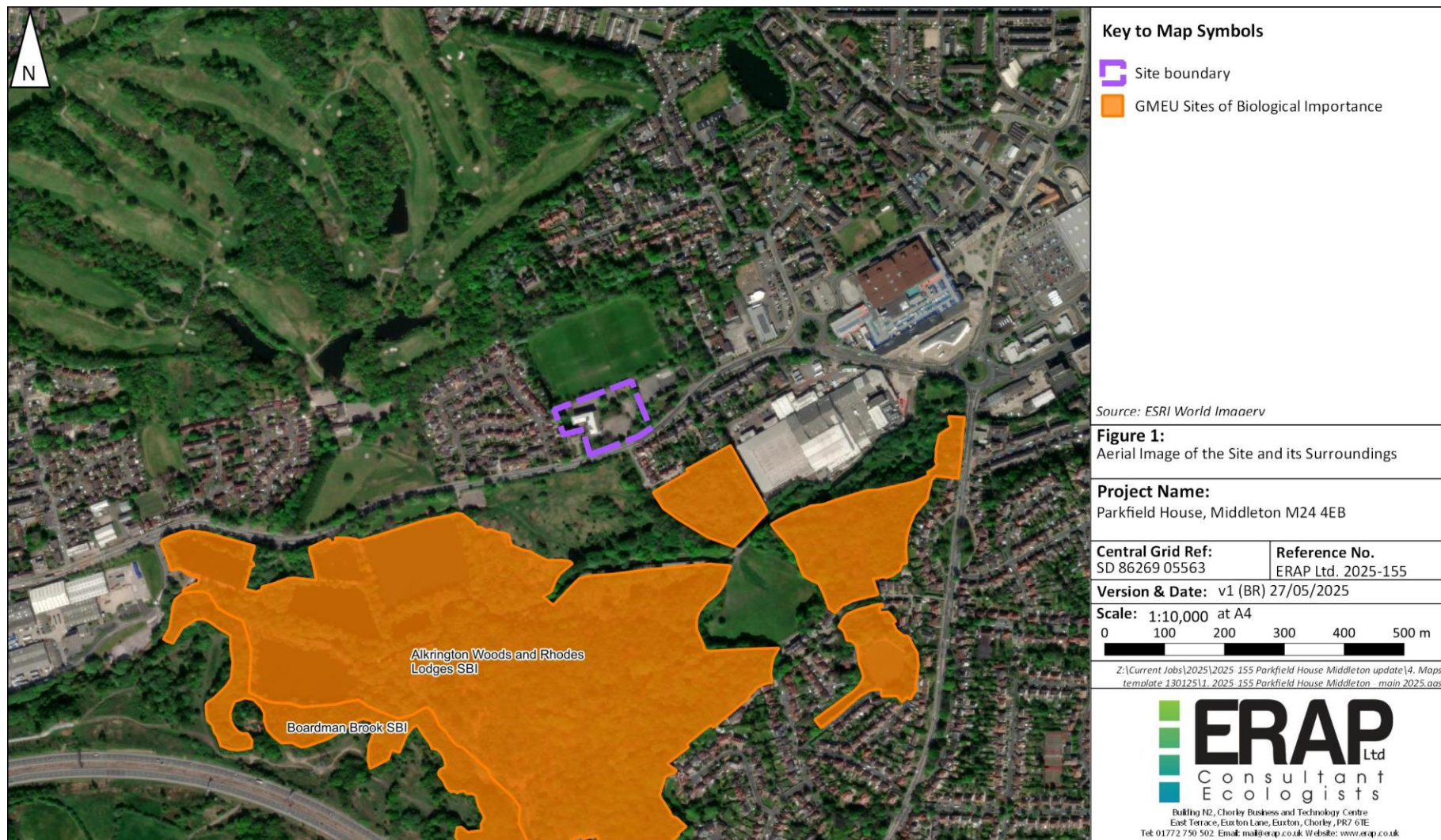


Figure 2: Phase 1 Habitat and Vegetation Map of the Site

