



Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

73, 75 and 77 Clarence Road, N22 8PG

Client:

Kulwant Sandhu

Survey date:

15/04/2026

Project:

This report is prepared to inform a planning application with London Borough of Haringey. This proposal can be described as a two-storey extension is to be erected on the rear of the property.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings

- ❖ Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:
 - Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard 'Trees in Relation to Design, Demolition and Construction to Construction - Recommendations' (BS 5837) (2012).
 - Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
 - Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.
- ❖ The proposed development may require a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain.
- ❖ One bat emergence/re-entry survey will be required on B1, requiring three surveyors and two additional semi-manned IR cameras to provide full coverage of the building's elevations. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England.
- ❖ No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.
- ❖ Precautionary working measures are recommended for common amphibians, reptiles, badgers, birds and small mammals.

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Introduction and Context

Introduction

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

The client has been advised that Biological Records Data (BRD) is required to facilitate a full assessment. To date, Arbtech has not been commissioned to purchase these records; however, they can be obtained upon request. Local bat records may also be required to inform any further assessment following the results of the previous surveys.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference TQ 30495 91226 and has an area of approximately 0.088ha comprising four buildings, one tree, vegetated garden and unvegetated garden.
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 4 priority habitats located within 2 km of the site. These comprise deciduous woodland, traditional orchard, ancient & semi-natural woodland and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located ~485 m S of the site. The site is located within a predominantly urban residential area, characterised by a dense network of housing, gardens and roads. Connectivity is primarily provided by residential gardens, which form a network of linear features such as trees and hedgerows. Larger areas of green space are present to the west and east, including Muswell Hill Golf Club, Tottenhall Recreation Ground and New River Leisure Centre, which offer additional habitat opportunities. However, connectivity is somewhat limited by surrounding urban infrastructure, including major roads and railway lines, resulting in a degree of fragmentation within the wider landscape. <u>Designated Sites</u> There is 1 statutory site within 2 km of the site. There are 3 statutory sites within 10 km of the site. These are listed below: <i>Table 1a: Statutory sites within 2km of the site.</i>

Designation	Distance from site
Alexandra Palace & Park Local Nature Reserve	855m SW

Table 1b: Statutory sites within 10km of the site.

Designation	Distance from site
Lee Valley SPA 10km	4635m E
Lee Valley Ramsar 10km	4635m E
Epping Forest SAC 10km	8185m E

The site does fall within the impact risk zone for Walthamstow Reservoirs SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Whilst some habitats in the wider landscape may host designations, such as the Thorold Road Allotments SINC (~12m east), these optimal habitats but won't be directly impacted by the proposed works.

Table 1c: Non-statutory sites within 2km of the site.

Designation	Distance from site
Thorold Road Allotments SINC	~ 12m east
New River SINC	~ 175m North
New river sports centre, White Hart Lane Recreation Ground & Woodside Park SINC	~350m east
Nightingale Gardens and Avenue Gardens SINC	~ 400m south
Palace Gardens SINC	~ 450m south

Scout Park SINC	~ 700m west
Tunnel Gardens SINC	~ 800m west
Albert Road Recreation Ground SINC	~ 900m west

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard 'Trees in Relation to Design, Demolition and Construction - Recommendations' (BS 5837) (2012).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures to delineate the construction zone and to minimise the possibility of pollution and damage to nearby habitats during construction.

Habitats and Flora

The site survey was undertaken by Finn Hurley BSc, Graduate Ecologist.

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
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15/04/2026	15.2	82	75	16.7	Light rain
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Table 3: Habitats and flora

Habitats and Flora: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Onsite habitats

Summary of Survey Findings

Built-up areas and gardens (u1) - vegetated garden (828) - Introduced shrub (847)

There are two separate vegetated gardens to the rear of the site. One has a higher sward height to the other and has an area of deadwood and brush to the rear of the garden.

A tree stump was observed in the rear garden of the site. The DBH was ~25cm and was likely an ash species.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Table 3a: Vegetated garden species abundance.

Abundance	Species
Dominant	Perennial rye-grass (<i>Lolium perenne</i>)
Abundant	-
Frequent	Yorkshire-fog (<i>Holcus lanatus</i>), common nettle (<i>Urtica dioica</i>), dandelion (<i>Taraxacum</i>)

Occasional	Bramble sp. (<i>Rubus sp.</i>), herb-robert (<i>Geranium robertianum</i>), cow parsley (<i>Anthriscus sylvestris</i>), milk thistle (<i>Silybum marianum</i>), white clover (<i>Trifolium repens</i>), fiddle dock (<i>Rumex pulcher</i>), cabbage-palm (<i>Cordyline australis</i>), holly (<i>Ilex aquifolium</i>)
Rare	-

Built-up areas and gardens (u1) - Unvegetated garden (829) - Ruderal or ephemeral (81)

A concrete driveway that is principally unvegetated exists in the front garden on the western side of the site.

Species present within this habitat include green alkanet (*Pentaglottis sempervirens*), purple toadflax (*Linaria purpurea*), field garlic (*Allium oleraceum*), perennial rye-grass (*Lolium perenne*), herb-robert (*Geranium robertianum*) and milk thistle (*Silybum marianum*).

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Building (u1b5)

There are four buildings on site; one is a dwelling, two of them are out-buildings and one is a garage. Full details for buildings on site are included within Table 4.

Impacts

The proposed development will result in the loss of a small area of vegetated garden. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. However, this could lead to a net loss in biodiversity at the site.

Recommendations

Best practice measures to minimise the possibility of pollution must be implemented during construction. This should include the following measures:

- Remove only the minimum of habitat required to facilitate the development
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf.

- Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures delineate the construction zone and to minimise the possibility of pollution and habitat damage during construction.

The proposed development may require a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain.

Invasive / Non-native species

Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site, but, given seasonal limitations and the sites wider context, may be visible at other times of year.

Impacts

Construction could result in the spread of Green Alkanet.

Recommendations

Any plants present on Schedule 9 of the Wildlife and Countryside Act 1981 are prohibited from release into the wild due to their capacity to cause ecological, environmental or socio-economic harm. Green alkanet should be dug up, including roots, and disposed of in line with appropriate controlled waste measures.

Fauna

Table 4: Fauna

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 3 EPSL were identified, as detailed below:

Table 4a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2015-13317-EPS-MIT-1	Common pipistrelle	~170m north	Destruction of breeding and resting place
2018-33665-EPS-MIT	Common pipistrelle	~1700m east	Destruction of resting place
2018-36923-EPS-MIT-1	Daubentons bat	~1800m northwest	No impacts

B1 have low habitat value for roosting bats. B2, B3 and B4 have negligible habitat value for roosting bats.

Buildings

Building B1 Description

B1 is a two-storey, semi-detached dwelling constructed of brick. The building has a hipped slate roof. Internal voids were recorded within the building. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have low habitat value for roosting bats due to few features that could be used by bats to roost.



B1 - southwest elevation



B1 - northeast elevation

Feature

Materials

Condition/Suitability

Photographs

	Roof	Slate	The slate roof exhibits some defects, including local gaps or damage. Multiple raised tiles were observed, and multiple instances of missing mortar underneath ridge tiles were noted, presenting potential roosting opportunities.	 <i>A raised tile on the roof of B1.</i>	
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				 <i>Missing mortar on the northwestern elevation of B1</i>	
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	Eaves	Timber	The timber eaves and soffits show some defects, with local gaps or loose boards. A gap in the soffit boards was observed on the eastern side of B1, presenting a potential roosting feature.	 A gap at the corner of the soffit box can be seen on the eastern corner of B1.	
	Voids	No lining, the back of the tiles were visible + No lining, the back of the tiles were visible + No lining, the back of the tiles were visible	Three loft spaces were recorded within B1. All loft spaces were accessible and unlined, with the back of the tiles visible. Gaps were present in all loft spaces, allowing sunlight penetration.	 Loft space 1	

				 Loft space 2  Loft space 3	
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				 <i>A gap in the tiles in loft void 1.</i>	
Building B2 Description					

B2 is a single-storey, detached, timber-framed out-building. The main roof structure is gabled and clad in bitumen felt. No internal voids were recorded. No bat evidence was found during the survey of this building.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have negligible habitat value for roosting bats due to no features present which are likely to be used by bats at any time of year.



B2

Building B3 Description

B3 is a single-storey, detached, block-built garage. The main roof is flat and constructed of metal sheeting. No internal voids were recorded. Internal access was not possible in the two left most garages. No bat evidence was found anywhere within the building.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B3 is assessed to have negligible habitat value for roosting bats due to no features likely to be used by bats at any time of the year.



B3

Building B4 Description

B4 is a single-storey, detached, metal-framed out-building. The structure features a gabled roof clad in metal sheeting. No internal voids were recorded. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B4 is assessed to have negligible habitat value for roosting bats due to no features likely to be used by bats at any time of year.



B4

Impacts

B2, B3 and B4 will be destroyed as part of the proposed works. Areas to the rear of B1 will be destroyed to make way for the rear and side extension, furthermore, areas of B1 which are not being touched will be disturbed as part of the proposed works. This could result in destruction of any bat roosts present and could cause disturbance, death or injury to bats.

Recommendations

- One bat emergence/re-entry survey will be required on B1, requiring 3 surveyors and 2 additional semi-manned IR cameras to provide full coverage of the building's elevations. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England.

These surveys must take place during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

These survey visits should be completed during the optimal survey period mid-May to August inclusive and the survey visits should be at least three weeks apart. Completing surveys in the sub-optimal season, early May and September, would require greater justification of timing e.g., weather conditions, known local bat activity.

Every surveyor should be equipped with an infrared camera as part of the survey to determine specific roost locations.

Lighting mitigation may be required based on the outcome of the night bat survey(s).

If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction/disturbance of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

Foraging and Commuting Bats

Summary of Survey Findings

Grassland shrubs could be used by local bat populations for foraging and commuting. In addition, the site is well connected to more suitable habitats in the wider landscape such as linear features like vegetated railways.

Impacts

The proposed development will result in the loss of vegetated garden. Given the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.

Recommendations

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would

be beneficial for foraging bats:

- Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Amphibians

Summary of Survey Findings

A review of MAGIC database found no granted EPSL for great crested newts (GCN) within 2km of the site.

A check was also completed for great crested newt class survey license returns and historic pond surveys. 1 record was identified, as detailed below:

Table 4b: Great crested newt class survey license returns and historic pond surveys

Record Type	Distance to Site
Great crested newt class survey license returns	~900m west

No ponds are located on, or adjacent to, the site. A review of aerial imagery shows there are no ponds within 500m of the site.

Impacts

The proposed development will result in the loss of a small area of vegetated garden with no potential breeding ponds within a 500m radius, if great crested newts are present. When completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a 'green' risk score, which states: 'offence highly unlikely'.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:

- Site clearance works will be undertaken during the amphibian hibernation season (November to February) insofar as is possible.

(If no refugia)

- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area.
- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Reptiles

Summary of Survey Findings

The grassland on site provides suboptimal and foraging opportunities for reptiles. The wider landscape offers limited habitat for reptiles due to its intensive urban nature lack of mosaic habitat favoured by reptiles, however nearby SINC's, local parks and residential gardens will provide some value. As such, the presence of reptiles on site cannot be discounted.

Impacts

The proposed development will result in the loss of a small area of vegetated garden. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more suitable habitat locally. However, site clearance could result in the death or injury of reptiles, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

- Site clearance works will be undertaken during the amphibian hibernation season (November to February) insofar as is possible.

15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area.

- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Birds

Summary of Survey Findings

Evidence of nesting birds was identified on or within B1 in the form of faeces.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

Vegetated garden will be removed during construction. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Any building/vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building/vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests,

depending on species present, until the young have fledged.

Badgers

Summary of Survey Findings

The habitats on site offer limited opportunities for badger foraging, commuting and sett excavation. No badger setts were recorded on site or within 30m of the site, where accessible, and no other evidence of badger activity was identified.

The wider landscape is relatively urban in character and lacks significant woodland habitat likely to support established populations. However, the presence of nearby Sites of Importance for Nature Conservation (SINCs) and local parks provides suitable habitat within the surrounding area. As such, the presence of foraging, commuting or sheltering badgers on site cannot be ruled out.

Impacts

No works will be undertaken within 30m of a known badger sett. The proposed development will result in the loss of vegetated garden. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 150mm will be capped overnight.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Riparian animals

Summary of Survey Findings

There are no riparian habitats on or adjacent to the site.

Impacts

Otters

No impacts are anticipated on riparian animals as a result of the proposed development.

Water Vole

No impacts are anticipated on riparian animals as a result of the proposed development.

Recommendations

Otters

None.

Water Vole

None.

Hazel dormouse

Summary of Survey Findings

There are no suitable habitats on site to support hazel dormice.

Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

Recommendations

None.

Invertebrates

Summary of Survey Findings

The site provides limited habitat value for a variety of commonplace species but is unlikely to support important species and assemblages.

Impacts

The proposed development will result in the loss of a small amount of vegetated garden. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to the presence of more extensive habitat locally.

Recommendations

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates:

- Incorporation of log piles/dead wood
- Creation of rock and brash piles

Other e.g. small mammals

Summary of Survey Findings

The habitats on site offers limited foraging, sheltering and commuting opportunities for small terrestrial mammals such as rabbits, hares and hedgehogs. The site is well connected to more extensive habitats such as residential gardens directly east, south, north and west.

Although the connectivity of the site is limited with the surrounding urban infrastructure, hedgehogs are common to urban areas and can commute through gardens and gaps in fencing. As such, the presence of foraging, sheltering and commuting small mammals on site cannot be discounted.

Impacts

The proposed development will result in the loss of a small amount of vegetated garden. The loss of such habitats is likely to be inconsequential to local small mammal/hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.

Recommendations

A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 100mm will be capped overnight.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any small mammals are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Creation of fence gaps (14cm x 14cm) to enable small mammals to travel freely through the site
- Creation of brash piles

Appendix 1: Proposed Development Plan



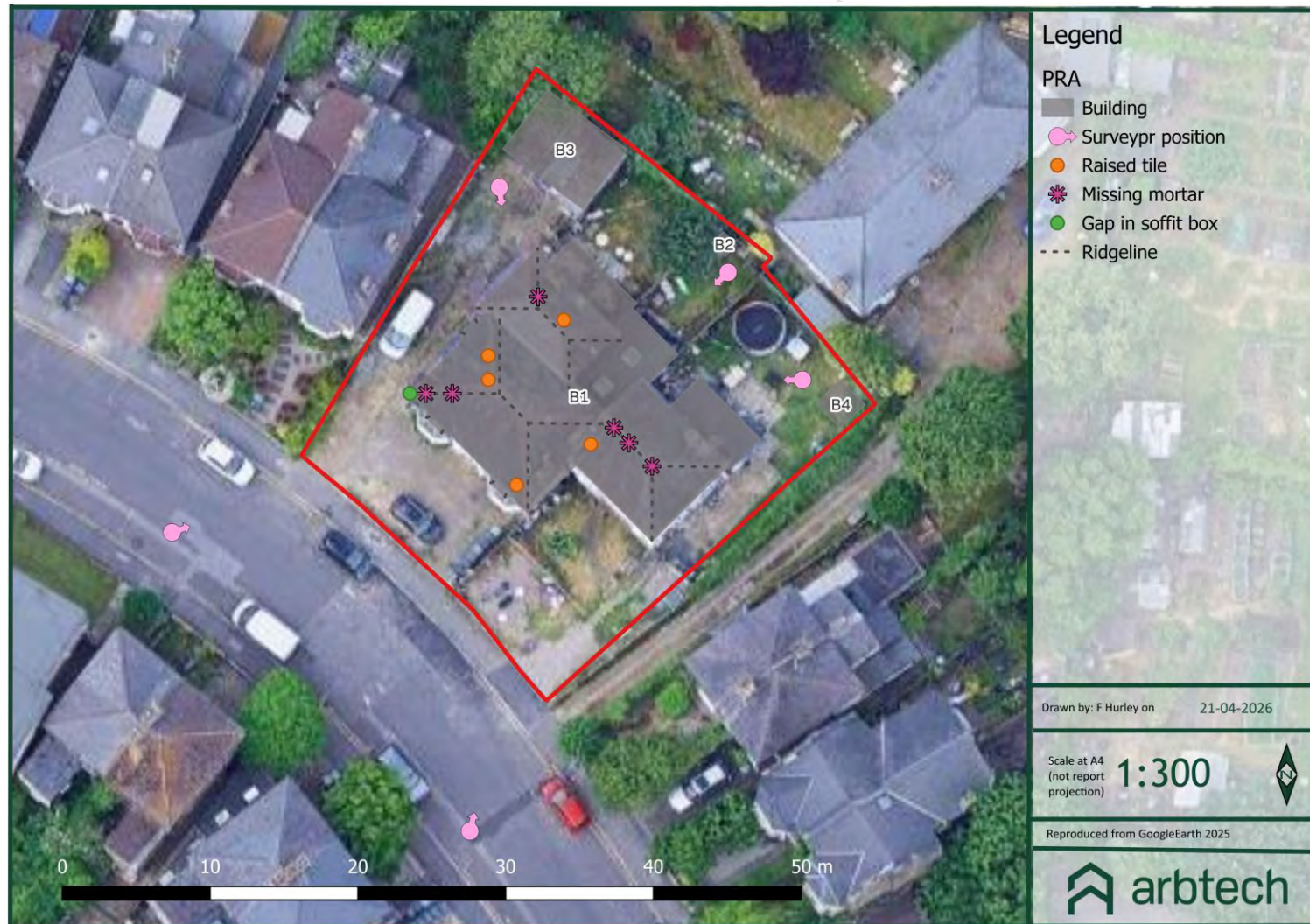
Appendix 2: Site Location Plan



Appendix 3: Habitat Survey Plan



Appendix 4: PRA Plan



Appendix 5: Site Photographs



Photo 1: Vegetated garden



Photo 2: Vegetated garden



Photo 3: Unvegetated garden



Photo 4: B1 - southwest elevation



Photo 5: B1 - northeast elevation



Photo 6: B2



Photo 7: B3



Photo 8: B4

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Version Control

Status	Issue	Name	Date
Draft	0.1	Finn Hurley BSc, Graduate Ecologist	21/04/2026
Review	0.2	Laurence Wills ACIEEM BSc (Hons), Principal Ecologist	01/05/2026