Ref: C343_1

16 April 2025

Mr Phil Cooper
Church Holding
Whitewell
Whitchurch
SY13 3AN

Dear Phil,

Ecology walkover - Church Holding – Proposed new workshop building

I visited Church Holding on 1 April 2025 in relation to a planning application for a new store and workshop building on the site.

As the area of the proposed building contains no natural habitat and is a hardcore / gravel base with several metal containers present, this brief letter report has been produced rather than a full Preliminary Ecological Appraisal.

The new building will be located on the hardstanding and will not require any natural habitat to be removed. The metal containers will be removed once the new workshop is being built. The metal containers were unsuitable for roosting bats and no signs of nesting birds were seen.

No evidence of badgers was found in the adjacent hedgerow and surrounding area of the proposed new building, and I understand there will be no ground works required.

The adjacent hedgerow may support nesting birds in the breeding season, but this hedgerow will not be affected by the proposed works. If any trimming of the hedge is required in future, it should be undertaken between September and February to avoid damaging nests.

No ecological constraints have been identified for the proposed new workshop building, and no further surveys for any protected species are required.

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An existing metal barn adjacent to the area of works is due to be removed in future, although this is not part of the planning application. This building was inspected for bat roost evidence and was assessed for bat roost potential. This survey was undertaken by myself, and I have held a Level 2 Natural England bat licence for 22 years.

No evidence of bats was found in the metal barn, and it was considered likely to be of 'negligible' potential due to lack of roosting crevices. The building could be used by nesting birds such as swallows although no evidence was found at the time of survey. Nevertheless, a check for nesting birds should be carried out if it is demolished within the bird breeding season (March to August inclusive).

I have included photographs of the site below to illustrate the lack of habitat present.

Please do not hesitate to contact me if you have any further queries.

Kind regards

[redacted]

Eleanor Weir MCIEEM
Director & Consultant Ecologist

Plate 1: Site showing containers on left, adjacent hedgerow (not affected) and metal barn to right



Plate 2: Site showing lack of natural habitat, with hardcore / gravel and metal containers



Plate 3: Inside adjacent metal barn





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