



**LOCAL DEVELOPMENT FRAMEWORK
ENVIRONMENTAL EVIDENCE STUDY**

**PART 1
ENVIRONMENTAL
BASELINE**

July 2010



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1.0 INTRODUCTION

- 1.1 This Environmental Evidence Study has been undertaken on behalf of the Manchester Airport Group (MAG) in support of their submissions to Manchester City Council (MCC) and Cheshire East Council (CEC) for the appropriate allocation of land and promotion of land use planning policies within the respective Local Development Frameworks (LDFs) to meet the Airport's future operational area needs.
- 1.2 The Manchester Airport Master Plan to 2030 (MAG, 2007) comprises a suite of documents that describe how MAG see their future development and land use requirements to meet national policy objectives as set out within the Air Transport White Paper (Department for Transport, 2003) and Air Transport White Paper Progress Report (Department for Transport, 2006).
- 1.3 The Land Use Plan (MAG, 2007), which forms part of the Master Plan, identified five extensions to the Airport's operational areas and additional land adjacent to the existing airport runway. Four of these extension sites had been previously identified for potential expansion by MAG in development strategies dating back to 1991. The selection of these sites followed the overall principles of sustainability appraisal to ensure the most efficient use of airport land. The information used to inform their selection and potential future use was drawn, in part, from an environmental assessment undertaken by Chris Blandford Associates in 2000 and later extended to include the Roundthorn Industrial Estate at Wythenshawe (AXIS, 2006).
- 1.4 The Environmental Evidence study updates the above studies to reflect changes to the extension site boundaries and to the environment. The purpose of the study is to understand, at a strategic level, the potential environmental consequences of the Airport's expansion and assist in the process of future decision making on the most appropriate use of developable land.
- 1.5 The study has been divided into two parts:

- Part 1 - Environmental Baseline (this report) – describes the existing environmental conditions present at each of the identified sites under a series of themed headings; and
- Part 2 - Environmental Appraisal – describes the findings from a strategic assessment of potential impacts for a range of development scenarios as appropriate to each of the extension sites.

1.6 This study has been undertaken by AXIS, supported by ecological consultants The Environment Partnership (TEP), in accordance with the Project Brief (MAG, 23 February 2009), the Proposal and Fee Estimate (AXIS, 6 March 2009) and subsequent discussions with MAG (30 October 2009).

2.0 STUDY METHODOLOGY

2.1 Introduction

- 2.1.1 This section describes the scope and methodology of the environmental baseline data collation.
- 2.1.2 In principle, the study updates the ‘Specialist Environmental Studies Associated with Future Airport Development’ (Chris Blandford Associates, September 2000) and the ‘Addendum Report for Land to the South of Roundthorn Industrial Estate, Wythenshawe’ (AXIS, April 2006).
- 2.1.3 The Land Use Plan (MAG, 2007) identified five proposed extensions to the Airport’s Operational Area plus the addition of land identified adjacent to the existing airport runway (see Drawing 916-01/001). For the purposes of this study the sites are referred to as:
- A Land to East of A538 (Cloughbank Farm);
 - B Land to North of Ringway Road;
 - C Land within, and adjacent to, Junction 5 of the M56;
 - D Land to South of Ringway Road, between Tedder Drive and Styal Road;
 - E Land to West of A538 (Oak Farm); and
 - F Parallel Taxi-way.
- 2.1.4 The range of environmental themes comprise:
- Landscape and Visual (including landscape character assessment);
 - Ecology and Nature Conservation (including Phase 1 habitat survey);
 - Historic Environment; and
 - Land Use and Recreation (including agricultural land use and Public Rights of Way).

2.2 Collation of Environmental Baseline

- 2.2.1 The collation of the environmental baseline data was undertaken through a combination of desk-top research, review of relevant strategy and policy, informal consultation with key stakeholders/data providers supported by site visit(s).

2.2.2 The scope and method of data collation for each of the environmental themes is described more fully below.

Landscape and Visual

2.2.3 Some highly valued landscapes are subject to designations at a national scale through the use of statutory designations such as National Parks and Areas of Outstanding Natural Beauty. In the past, this approach has been further supplemented by local authorities who have adopted a wide range of non-statutory designations. However, in recent years there has been a shift away from use of non-statutory designations towards a criteria-based approach based upon tools such as landscape character assessment, which allow for a fuller and more holistic appreciation of all landscapes. The desirability of this approach is outlined in *PPS 7: Sustainable Development in Rural Areas* (published 2004). A review of the relevant landscape character assessments was undertaken at national, county and district level.

National

2.2.4 At an England-wide level, 159 National Character Areas (NCA) have been identified by the former Countryside Commission (now Natural England). These are detailed in *The Character of England* (Countryside Commission 1996), which is published in eight parts, each covering one region of England. The NCAs provide background and context to more detailed landscape character assessments produced at county and district levels. Their broad geographic reach means that the key characteristics identified as typical of a particular character area may not necessarily apply to a specific location within that character area. The airport and surrounding areas lie within the north-west region.

2.2.5 Manchester Airport lies at the boundary between two National Character Areas (NCAs), namely: NCA 55 Manchester Conurbation; and NCA 61 Shropshire, Cheshire and Staffordshire Plain. As stated, the broad-based extent of these NCAs means that they do not always have real applicability to more detailed site-specific assessments. This is the case in respect of this study and as such, no further consideration is given to the effects of the proposed development scenarios upon the two NCAs.

County

- 2.2.6 The *Landscape Assessment of Cheshire* (Cheshire County Council, 1994) identifies distinct character areas within the county and is intended to provide a strategic base study both for district-level landscape assessment and for the evaluation of the landscape aspect of Environmental Impact Assessments.
- 2.2.7 The extant Local Character Area document is to be superseded by the replacement *Cheshire Landscape Character Assessment* (consultation draft 2007 – Cheshire County Council) which is likely to be published in final version at some point in 2009.

District

- 2.2.8 Only Trafford Council have also published a landscape character assessment (*Supplementary Planning Guidance: Landscape Strategy* 2004).
- 2.2.9 There are no landscape character assessments for either the Manchester or Stockport Districts published to date.
- 2.2.10 The sensitivity of the landscape to change is dependent upon the type of development causing such change, and as such varies from one type of development to another. Sensitivity is expressed on a three-point scale of high, medium and low.
- 2.2.11 Each visual receptor can be ascribed a sensitivity, which is dependent upon receptor type, orientation in relation to the proposed development or number of viewers potentially affected. Sensitivity is expressed on a three-point scale of high, medium and low, guided by Table 2.1 below:

Table 2.1 – Visual Sensitivity Criteria

Value	Criteria
High	<ul style="list-style-type: none"> • Principal views from residential properties; • Strategic recreational footpaths/ other routes; • Passive recreational areas – e.g. beauty spots.
Medium	<ul style="list-style-type: none"> • Other views from residential properties; • Other public rights of way/ other routes; • Views from minor roads in attractive settings.

Value	Criteria
Low	<ul style="list-style-type: none"> • Views from industrial/ commercial areas; • Views from primarily functional roads; • Views from trains • All commercial property.
None	<ul style="list-style-type: none"> • All receptors with no material view of the development area.

Ecology and Nature Conservation

- 2.2.12 A preliminary search was undertaken using the Multi-Agency Government Information (MAGIC)¹ website to ascertain the presence of statutory ecological and nature conservation designations, comprising:
- Ramsar sites;
 - Special Protection Areas (SPA);
 - Special Areas of Conservation (SAC);
 - Sites of Special Scientific Interest (SSSI);
 - National Nature Reserves (NNR); and
 - Local Nature Reserves (LNR).
- 2.2.13 In addition, the above search sought to identify any areas designated as Ancient Woodland (non-statutory designation).
- 2.2.14 Phase 1 habitat surveys were undertaken by Peter Gateley MIEEM of specialist ecologists, TEP (The Environment Partnership), during May/June 2009 (see Appendix A).
- 2.2.15 Informal consultation was undertaken with Greater Manchester Ecological Unit (GMEU) and Cheshire RecoRD, to ascertain the location and grading of Sites of Biological Interest (SBI) and other features of ecological interest within each site and its surroundings.
- 2.2.16 The findings of the Phase 1 habitat surveys have been supported by a review of existing studies, including:

¹ The Multi-Agency Government Information website (MAGIC website) provides free access to a wide range of environmental datasets from various sources (www.magic.gov.uk).

- Manchester Airport Developments Oak and Cloughbank Farms Desk Study Report (Penny Anderson Associates Limited, May 2007) – Ecological study relevant to sites A & E only;
- Oak and Cloughbank Farms Environmental Mitigation Study (AXIS, November 2007) – relevant to sites A & E only;
- Manchester Airport Bat Monitoring 2008 (Ecotrack, March 2009) – mainly relevant to site F; and
- Manchester Airport Oak and Cloughbank Farm Ponds Survey 2009 (Rachel Hacking Ecology (May 2009) – relevant to sites A and E.

2.2.17 Detailed botanical and protected species studies have not been carried out for all sites.

Historic Environment

2.2.18 A preliminary search was undertaken of the MAGIC website to ascertain the presence of:

- World Heritage Sites (WHS);
- Scheduled Ancient Monuments (SAMs);
- Registered Parks and Gardens;
- Registered Battlefields; or
- Protected Wrecks.

2.2.19 Reference was also made to relevant local authority Local Plans and websites to confirm the presence or otherwise of Conservation Areas.

2.2.20 Historic Environment Record (HER) data was obtained from both Greater Manchester Archaeological Unit (GMAU), for sites A to E, and the Archaeology Planning Advisory Service (Cheshire Shared Services), for site F (see Appendix B). Informal discussions were undertaken with GMAU for clarification on status and interest for specific sites.

2.2.21 Information was also drawn from previous studies undertaken on behalf of MAG, comprising:

- Ringway Church Area, Ringway, Manchester: Heritage Study (Patrick Ottaway, June 2007); and

- Ringway Church Area, Heritage Study (Woodall Planning and Conservation, July 2007).

Both the above studies relate to sites A and E only, and extend outside these study areas as far as the River Bollin to the south-west.

Land Use and Recreation

- 2.2.22 Existing land use for operational area extension sites and their immediate surroundings were identified by reference to Ordnance Survey (OS) mapping, aerial photography and site visits. Identification of potential future land use was undertaken by reference to the relevant extant Local Plan Proposals Maps and land use allocations contained therein. It is noted that translation of identified site-specific designations to policies within the accompanying extant development plan was not always immediately apparent. Consequently, assumptions have been made as to the relevant planning policy identified within both within the land use and recreation baseline and taken forward to the planning policy baseline.
- 2.2.23 For extension areas A to E, and part of site F, situated within the administrative boundaries of Manchester City Council, the extant development plan comprises saved policies from The Unitary Development Plan for the City of Manchester (Manchester City Council) adopted July 1995. For the majority of extension area F, situated within the administrative boundary of the newly formed Cheshire East Council, the extant development plan comprises saved policies from the 2016 Structure Plan Alteration (Cheshire County Council), adopted March 2006 and Macclesfield Borough Local Plan (Macclesfield Borough Council) adopted January 2004.
- 2.2.24 Agricultural land was classified according to the former Ministry of Agriculture, Fisheries and Food (MAFF)² Agricultural Land Classification (ALC). The ALC provides a method for assessing the quality of agricultural land according to a 5-grade scale, ranging from Grade 1 – excellent quality to Grade 5 – poor quality. Grade 3 is further sub-divided into Grade 3a –

² The Ministry of Agriculture, Fisheries and Food (MAFF) ceased to exist in 2001 when many of its responsibilities were transferred to the newly created Department of the Environment, Food and Rural Affairs (DEFRA).

good quality and Grade 3b – moderate quality. Whilst the Government seeks to minimise the loss of farmland, particularly the 'best and most versatile land' (represented by Grades 1, 2 and 3a), it also recognises the need for a positive approach towards a more diverse rural economy.

2.2.25 Data for the ALC was primarily based on information contained within the original study (CBA, 2000), which was gathered as evidence from the second runway Public Inquiry prepared by Reading Agricultural Consultants, soils mapping, land ownership information provided by Manchester Airport Group and the ALC, with any gaps filled by information freely available through the MAGIC website supported by a review of Soilscales Data (National Soils Resources Institute, a centre within Cranfield University, on-line <http://www.landis.org.uk/services/soilscales.cfm>)

2.2.26 It is recognised that such an approach may lead to differences in the level of baseline data presented, given that the freely available information does not provide the Grade 3a /3b split which is the determinant grading for 'Best and Most Versatile' agricultural land.

2.2.27 In addition a search was undertaken of the MAGIC website to ascertain the presence/absence of the following recreational designations:

- National Parks;
- National Trails;
- Areas of Outstanding Natural Beauty;
- Country Parks;
- Community Forests;
- Access Areas (as designated under the Countryside and Rights of Way Act 2000);
- Registered Common Land;
- Village Greens; or
- Millennium Greens.

2.2.28 Manchester City Council and Cheshire East Council were contacted to confirm the presence and status of existing Public Rights of Way (PRoW) and/or other known paths, and to identify any known specific issues. Site visits sought to provide an indication of path usage and condition, based on the following:

- Deviations from the definitive map on the ground;
- Destinations and connectivity;
- Surfacing, gradients and barriers to passage; and
- Suitability for range of users (pedestrians, cyclists and horse riders).

2.2.29 For the purposes of this strategic study, it was not considered necessary to undertake full usage surveys, but to adopt the principles of Best Value Performance Indicator (BVPI) surveys for measuring the 'ease of use of public rights of way' (BVPI reference 178) which considers signposting, unlawful obstructions and surface and lawful barriers. Although no longer a requirement to be monitored, several authorities continue to use this measure as an indicator. The findings of the footpath assessments are given in Appendix C.

2.2.30 A review of Sustrans cycle-route mapping was also undertaken to assess the presence of any National, Regional or Local cycle routes within the sites and their immediate vicinity.

2.2.31 The study also considered the findings of an independent study to assess the Operational Area extensions against the 5 purposes of including land within Green Belt (Entec, 2009).

3.0 ENVIRONMENTAL BASELINE

3.1 Introduction

3.1.1 This section provides a brief introduction to each of the proposed Airport Operational Area extensions and describes the existing environmental conditions present on a site-by-site basis (except where indicated) under the headings:

- Site Context;
- Landscape and Visual;
- Ecology and Nature Conservation;
- Historic Environment;
- Land Use and Recreation; and
- Summary of Key Environmental Features.

3.1.2 The section is supported by a series of plans showing the site context and environmental key interest features for each site. The environmental interest features over the wider area, ie landscape character areas, green belt designation, country parks and community forest, are given for all sites (A to F) on Drawing 916-01/002.

3.2 Site A - Land to East of A538 (Cloughbank Farm)

Site Context

3.2.1 This site comprises approximately 36.5 hectares (ha) of land, approximately triangular in shape, bounded by the A538 (Wilmslow Road) to the west and Wilmslow Old Road and the existing Airport Operational Land (runway) to the south (see Drawing 916-01/003). The site is relatively flat, lying at approximately 60m Above Ordnance Datum (AOD) with two linear shallow valleys associated with streams (Cotteril Clough Brook) that pass through the site.

3.2.2 The site is primarily occupied by agricultural land with two linear wooded cloughs (Cotteril Clough) passing through the site. Sunbank Lane passes through the north of the site providing access to Wilmslow Old Road only. Wilmslow Old Road is located along, but outside, the site's eastern border. Located almost centrally within the site is a single farm holding (Cloughbank Farm), currently in residential use. To the front of the farm (north-east) is a parcel of land used for off-site airport surface car parking. The land to the rear of the farm is occupied by the developers Costain for offices and site compound. There are few residential properties within the site; with the exception of Cloughbank Farm, these are located either along Sunbank Lane to the north and at the southern end of Wilmslow Old Road adjacent to the access road to Cloughbank Farm. Other buildings include a Public House (The Romper) located at the junction of Sunbank Lane and Old Wilmslow Road, an Aviation Viewing Park, car parking and hardstanding, situated at the southern end of Wilmslow Old Road, and an old Church (Ringway Chapel) with cemetery, located at the junction of Sunbank Lane and Wilmslow Old Road, which is currently used as an office. There is also a radar mast, isolated outbuildings and 'works' associated with Airport operations.

3.2.3 The site's eastern and southern boundaries are situated immediately adjacent to the existing Airport Operational Land. Operational land to the east is occupied by airport hangers, freight terminals/offices and fire station with the operational land to the south occupied by runway and associated taxi-ways. Other adjacent land is primarily agricultural (including site E).

3.2.4 The site is located within the administrative boundary of Manchester City Council.

Landscape and Visual

3.2.1 There are no County or District Character Areas applicable to the site itself, however, to the south/south-west is the Cheshire County character area of Ashley (CE13) and to the south-east, separated by the Airport’s 2nd runway, is the Cheshire County character area of Wilmslow (CE17), the key characteristics of which are given in Table 3.1 below.

Table 3.1 – Cheshire County Character Area Characteristics

Character Area	Key Characteristics
Ashley (CE13)	<ul style="list-style-type: none"> • Small to medium scale farmland without a major settlement; • Mainly pasture and horse-keeping, with a high number of over-mature hedgerow trees and relatively intact hedges giving a parkland appearance; • Few trees and hedges between the M56 and the county boundary, but wooded Bollin Valley is a feature; and • Strategy is to conserve typical features, with restoration in particular situations.
Wilmslow (CE17)	<ul style="list-style-type: none"> • A community urban fringe landscape with a wide variety of land uses; • Styal Country Park, Lindow Moss/Common and Bollin Valley Project are all managed for recreation; • Airport related development; • Farmland close to urban area; • Remnant parkland; and • Strategy to conserve and enhance

3.2.2 The draft Cheshire County character areas that will replace the above comprise Ashley (LFW6) and Lower Bollin (R8) respectively, though the boundaries are slightly amended, particularly in the case of the Lower Bollin (R8). The key characteristics are given in Table 3.2 below.

Table 3.2 – Cheshire County Draft Character Area Characteristics

Character Area	Key Characteristics
Ashley (LFW6)	<ul style="list-style-type: none"> • Medium-scale landscape; • Gently undulating with minor variations in slope; • Combination of typical rural elements and very-intrusive man-made features; • M56 corridor; • Airport – especially second runway raised above level of surrounding land; • Railway lines; and • Medium settlement density.
Lower Bollin (R8)	<ul style="list-style-type: none"> • Steep, incised river valley; • Very urban character at eastern end; • Enclosed feel to west; • Mature woodland on valley slopes; • Contrast between areas of ancient woodland and stands of exotic conifers; and • Locally strong influence from airport and A538 at western end of character area, extent of influence very restricted by the dense woodland cover and meandering nature of the valley floor.

3.2.3 The area to the north-west of the site (beyond the M56) lies within the Trafford Council Wooded Claylands character area, the key characteristics of which are given in Table 3.3.

Table 3.3 –Trafford Council Character Area Characteristics

Character Area	Key Characteristics
Wooded Claylands	<ul style="list-style-type: none"> • Gently rolling topography, dissected by narrow, often steep, wooded valleys; • Areas of ancient woodland; • Predominantly pastoral; • Views restricted by trees, hedges and development, creating the impression of a small to medium scale landscape; • Scattered marl pits; • Piecemeal enclosure pattern; • Dispersed settlement pattern; and • Many shared characteristics with areas south of the M56 – relationship weakened by presence of motorway.

3.2.5 This area covers some 36.5Ha of Green Belt to the west of the airport and is bounded by the airport perimeter to the east and south-east, by Wilmslow Old Road to the north-east and by the A538 corridor to the west. Within the area is the Aviation Viewing Park for the airport (at the end of Wilmslow Old Road), residential properties at Lilac Cottage (1no), Peters Croft (1no), and near Clough Bank Farm (4 no), Cloughbank Farm (offices), The Romper Public House and St Mary’s Church. A public right of way leads into the north-western corner of the area.

- 3.2.6 Tree cover in the area is quite substantial. The predominantly ancient woodland at Cotteril Clough is largely designated as a Site of Special Scientific Interest (SSSI). Dense tree belts can be found along either side of Wilmslow Old Road (with gaps allowing views of the buildings within the airport boundary) and along the western boundary of the Aviation Viewing Park. The western boundary of the area, along the A538, is also defined by extensive dense tree belts within the highway boundary. Some field boundaries are formed by bushy hedgerows, with mature trees present; others consist of low, clipped hedges.
- 3.2.7 In addition to the roads, extensive areas of hardstanding can be found at Cloughbank Farm (car parking associated with the Costain offices as well as some off airport car parking), The Romper (car parking) and the Aviation Viewing Platform (car parking). Buildings within the area are all either one or two storey with the exception of the Concorde hangar at the Viewing Platform, which is 'industrial' in scale.
- 3.2.8 The key characteristics of Area A can be described as follows:
- Dense tree belts subdivide the area into distinct compartments;
 - Aviation Viewing Park;
 - Clough Bank Farm;
 - Cotteril Clough woodland;
 - Land south of Cotteril Clough;
 - Land west of Cotteril Clough;
 - Well used visitor attraction at the Aviation Viewing Park;
 - Visual influence of airport buildings to north restricted by tree cover;
 - Obvious airport perimeter along north-eastern and south-eastern boundaries; and
 - Valuable ancient woodland largely protected by statutory designation (SSSI).

Ecology and Nature Conservation

- 3.2.9 Site A contains a mixture of woodland and grassland habitats along with some sparse development (see Phase 1 Habitat Survey Report ~ Appendix A). The watercourses along Cotterill Clough and the ponds in the south and east add further diversity to the site. The designated wildlife areas within

Site A comprise Cotterill Clough SSSI (reference 1011471 - unit 1), Cotterill Clough SBI and Ponds at Manchester Airport SBI. The Road Cutting at Castle Hill SBI adjoins the southwest boundary of Site A.

- 3.2.10 The two arms of Cotterill Clough SSSI, with their diverse ancient woodland and southern and westward flowing watercourses, comprise a significant ecological feature. However, the SSSI within Site A (unit 1) has been assessed by Natural England as being of 'unfavourable status' (September 2007) representing no change from the previous assessment. Contrastingly, the fields of improved pasture lack diversity in both species and structure and contribute little of ecological value. The hedge system enclosing the fields does have some wildlife value; however, these hedges generally lack diversity.
- 3.2.11 There are historical records of badger, several BAP bird species, great crested newt and common toad within Site A. The Invertebrate Site Register lists Cotterill Clough as a Grade C site, supporting a range of rare and local flies and beetles. There are also records for otter, adder, grass snake and several species of bat in the wider area. Site A currently contains habitats capable of supporting all of these species/species groups and in the absence of detailed survey, a precautionary approach assumes they are all present. Great crested newts are confirmed from 2009 survey.
- 3.2.12 The key ecological receptors of Site A (including their highest level of designation) is given below. At the time of writing this report, the Greater Manchester BAP Partnership is reviewing their action plans. Therefore the LBAP status of species and habitats within this report may be subject to change in the near future.

Sites and Habitats

- Cotterill Clough (SSSI & SBI)
- Ponds at Manchester Airport (SBI)
- Ancient semi-natural woodland (UKBAP)
- Plantation (LBAP)
- Ponds (UKBAP)
- Running water (UKBAP)
- Species-poor hedgerows (UKBAP)
- Marshy grassland (LBAP – i.e. Greater Manchester BAP)
- Neutral grassland (LBAP)

Species

- Great crested newt (Habitat Regs.)
- Bats (Habitat Regs.) potential
- Otter (Habitat Regs.) potential
- Native bluebell (WCA)
- Water vole (WCA) potential
- Adder (WCA) potential
- Badger (PBA)
- Common toad (UKBAP)
- Birds (WCA nesting, UKBAP)

3.2.13 The receptors at Site A are summarised and evaluated in the following categories. As this is a strategic assessment, a single value (the highest relevant value) is given to each of the summary receptors.

Cotterill Clough

3.2.14 This covers the SSSI and SBI designation, the semi-natural ancient woodland habitat and the running water habitat. In turn these habitats include the following species receptors: birds, bats, badger, otter, water vole, great crested newts, adder, invertebrates and native bluebell (see Appendix A). This receptor is considered of National importance due to the SSSI designation. This area is not capable of mitigation if lost to development as it is complex and ancient habitat.

Great crested newt habitat

3.2.15 This includes the *Ponds at Manchester Airport (grade C) SBI* and the pond, hedgerow, woodland (including plantation) and grassland habitats and common toad. This receptor is considered of County importance because the population of great crested newts at Manchester Airport is considered a “species hotspot” in the Greater Manchester Ecological Framework. Impacts on great crested newts are capable of mitigation.

Other land in Site A

3.2.16 Outside the above areas (which cover the southern part of the site and patches of habitat in the northern part), the open land is evaluated as being of importance only within the “immediate zone of influence”

Historic Environment

- 3.2.17 There are no WHS, SAMs, Registered Parks and Gardens, Registered Battlefields or Protected Wrecks identified on the site or within its immediate vicinity; nor are there any Conservation Areas.
- 3.2.18 The HER revealed two sites within the site boundary and a further six within 500m of the site boundary (see Table 3.4).

Table 3.4 – HER for Site A

Site Name	Reference	Description
<i>HERs within the site boundary:</i>		
Site of Cloughbank Farm	9584.1.0	Listed Building (LBS ref: 211671) Grade II Monument: Farmhouse, farm, farmstead, chimney, outbuilding and timber framed building.
Site of Ringway Chapel	9582.1.0	Monument: Chapel, religious ritual and funerary.
<i>HERs within 500m buffer:</i>		
Site of Pinfold Farm	9583.1.0	Monument: Farmhouse, farm, farmstead, outbuilding, pond. (Located within Airport Operational Area in area of hard-standing)
Site of Higher Mainwood Farm	9585.1.0	Monument: Farmhouse, farm, farmstead. (Located within Airport Operational Area in area of 1 st runway)
Wayside Farm	9844.1.0	Building: Barn, farmhouse, farm, farmstead. (Also within proximity to site E)
Castlehill Farm	2019.2.0	Building: Farmhouse, farm, farmstead, pond. (Also within proximity to site E)
Site of Ullerswood Castle	2019.1.0	Monument: Defence, castle, motte, ditch. (Also within proximity to site E)
Site of Broad Oak Farm	9581.1.0	Monument: Farmhouse, farm, farmstead, pond. (Located within Site E)

- 3.2.19 The site of Cloughbank Farm (reference 9584.1.0) is identified on the HER as a 'monument' described as:

"... C17, largely rebuilt & added to in late-C18, early C19. English Garden Wall Bond. Graduated stone slate roofs. 2-unit baffle entry plan later wing front & rear. Continuous lean-to at rear. 2-storeys, 2-bays, 1st being later wing with C20 window to ground & 3-light casement with cambered brick arch on 1st. Large projecting stack to right side of wing. Door to left obscured by C20 porch. Inglenook fireplace. (4). Small farm to east of Catterill Clough Brook on OS 1st Edition. 4 small buildings with wooded area to NE. Marked as "Cloughbank Farm" (1). Same buildings, with the addition of one more building on site (2). 1938 OS shows 5 buildings (3). No

evidence for site survival remains as area has been re-landscaped for Manchester International Airport. (AM 1993)."

- 3.2.20 It is worthy of note that the HER identifies the site's condition as 'Destroyed' and the Listed Building Status as 'Revoked'. However, liaison with GMAU has confirmed that the Site of Cloughbank Farm remains as a Grade II Listed Building.
- 3.2.21 The HER for the Site of Ringway Chapel (reference 9582.1.0 above) relates to a small 16th century chapel/church that existed at the site and was subsequently demolished. The site was later built upon for the Church of St Mary and All Saints, consecrated in 1895. This church was declared redundant in 1970 and subsequently converted into an office.
- 3.2.22 Liaison with GMAU identified the potential for below-ground remains, including human, within and/or possibly beyond the churchyard and footprint of the existing building associated with the 16th century chapel. Furthermore, it is possible that elements of the 16th century chapel could have been used within the Church of St Mary and All Saints. However, the Ringway Church Area, Manchester, Heritage Study (Woodhall Planning and Conservation, July 2007) identified that the majority of interior features were removed as part of the conversion to office. Furthermore, it is considered that the present-day building would be unlikely to meet the criteria for inclusion as a Listed Building.
- 3.2.23 The graveyard includes at least one war grave and is likely to be of social significance to local people and the wider community.
- 3.2.24 The adjacent Public House (The Romper) dates from eighteenth century but is also considered unlikely to meet the criteria for inclusion as a Listed Building, although it has some architectural and historic interest of local significance.
- 3.2.25 The PJO Archaeology (June 2007) report identifies that the area as largely relating to the medieval and later landscape, economy and settlement patterns. However, excavations in the vicinity of Oversley Farm to the south of the site (runway 2) identified that remains of more ancient settlements

may survive within Cheshire lowlands on lighter soils and that the lack of evidence for early settlement need not therefore be conclusive.

- 3.2.26 The Styal Estate National Trust property is located approximately 800m from the south-eastern boundary of the site, separated by the 2nd runway.

Land Use and Recreation

Land Use

- 3.2.27 Land use within the site is predominantly agricultural with few residential and employment properties, community facilities, and Airport Operational Land comprising Aviation Viewing Park and mast/associated infrastructure. Adjacent land generally comprises Airport Operational Land to the north, east and south, and agriculture to the west.

- 3.2.28 There are no land use planning allocations, ie housing, employment, etc or safeguarding, ie for road/rail schemes within the extant Manchester City Council Local Plan. However, the following site-specific land use planning policies have been identified:

- Other (not defined) – identifies only Cloughbank Farm and therefore assumed to relate to the Listed Building – Policies E2.7 & EW35;
- River Valley Areas (updated Aug 2004) – identifies entire site, assumed to relate to River Bollin Valley - Policies EW31 & EW32 ;
- Green Belt – designation overwashes the entire site – Policy E2.1;
- UDP Area EW1 – General Local Policy for East Wythenshawe, Policy EW1;
- Major Recreational Routes (updated Aug 2004) – route identified along A538 Wilmslow Road – No clear policy identified within plan, policies on recreational access include: E3.4, EW30 & DC22.1; and
- Sites of Biological Interest in Manchester (updated to Aug 2004) – identifies Cotteril Clough SBI and Ponds Near Runway SBI – Policies E2.2 and EW33.

Agriculture

3.2.29 Site A was also the subject of the original study (CBA, 2000 ~ Site F) which can be summarised as:

- Land is under permanent grassland and forms part of Cloughbank Farm;
- Site covered by boulder clay comprising reddish and grayish clay with some hard stones, with thin cover of loamy drift possible (1:50,000 scale Geological Map of Stockport District);
- Site soils of Salop Association comprising mainly seasonally wet loamy over clayey and clayey soils on reddish till. Wetness is principle limitation to land quality and access from late autumn to late April is restricted. Grassland is the optimum crop and the bulk farmland is of similar grassland use (Sheet 3 of the National Soil Map); and
- Mainly land of moderate quality, Grade 3b with predominantly clayey soils (assessment by Reading Agricultural Consultants).

3.2.30 A review of the ALC identifies the entire site as Grade 3.

3.2.31 The National Soils Map identifies the site as being *'Slowly permeable seasonably wet slightly acid but base-rich loamy and clayey soils'* with impeded drainage, moderate fertility, providing for seasonally wet pastures and woodland habitat with grassland and arable, some woodland landcover.

Recreation

3.2.32 The site is over-washed by the Red Rose Community Forest. Community Forest programme was established in 1990 to demonstrate the potential contribution of environmental improvement to economic and social regeneration. The Mission of the Red Rose Community Forest partnership is to *'develop well-wooded multi-purpose landscapes that will improve the quality of life for those living and working within the Red Rose Forest boundary, creating better environments for people to use, cherish and enjoy and for businesses to invest in.'*

3.2.33 There are no other recreational designations within or immediately adjacent to the site.

- 3.2.34 The Manchester Airport Aviation Viewing Park is situated at the southern end of Old Wilmslow Road. The facility has public car-parking, visitor facilities and viewing platform providing for viewing of airplanes parked on hardstandings and adjacent runway, and the Concorde Hanger.

Public Rights of Way

- 3.2.35 There are no public rights of way that pass through the site.
- 3.2.36 Public access may be obtained via the public highway, Sunbank Lane, which passes through the northern end of the site and provides access to Wilmslow Old Road (no-through road with spurs north and south that course along the site's eastern boundary). There are no footways associated with these highways. Pedestrian and cycle access can also be obtained from Old Wilmslow Road to Pinfold Lane to the east (see Appendix C), an area of commercial/industrial land use within the Manchester Airport's operational boundary. This former vehicle access is now blocked by a locked vehicle barrier with adjacent pedestrian/cycle access. The southern spur of Wilmslow Old Road provides access to a several cottages, Cloughbank Farm and the Airport's Aviation Viewing Park.
- 3.2.37 A tarmac link, approximately 1.5m wide, provides access between Wilmslow Road and the northern spur of Old Wilmslow Road at the far north-eastern boundary of the site. This is clearly signed (finger board) as a cyclepath to the Aviation Viewing Park to the south of the site. At the end of the northern spur road is a PRow (reference: 2) which heads north-east towards the industrial estate; there are also links through the wooded embankment adjacent to Wilmslow Road.
- 3.2.38 There are a number of informal access tracks to the south of the site, provided in association with the Aviation Viewing Park; these are discretionary, have only internal connectivity (no destinations) and are within land owned and managed by Manchester Airport Group.
- 3.2.39 The MAG's Runway 2 Trail identifies links from the Aviation Viewing Park to the main routes of the trail via Sunbank Lane and Wilmslow Old Road.

3.2.40 The national Sustrans Route 85, with links to the Manchester Airport Orbital Cycleway, passes by the western boundary of the site and forms part of a Major Recreational Route (Manchester City Council Unitary Development Plan).

Summary of Key Environmental Features

- 3.2.41 The key environmental interest features of site A can be summarised as:
- Predominantly open countryside (agricultural land with two linear wooded cloughs) with isolated buildings (residential properties and office), site compound, off-site surface car parking and Aviation Viewing Park;
 - Close proximity to Airport Operational Area including runways;
 - Public highway (Sunbank Lane) passes through site;
 - No landscape character areas cover the site – extant Cheshire County areas Ashley (CE13) and Wilmslow (CE17), draft Cheshire County areas Ashley (LFW6) and Lower Bollin (R8) and Trafford Council areas (Wooded Claylands) are within close proximity to the site;
 - Designated Green Belt;
 - Cotteril Clough SSSI (unfavourable status) & SBI (Grade A) – not capable of mitigation;
 - Ponds Near runway SBI (Grade C);
 - Great crested newts – capable of mitigation;
 - Presence of great crested newts, native bluebell, badger, common toad and birds habitat (protected species);
 - Potential for bats, otter, water vole and adder (protected species);
 - Ancient woodland;
 - 2 HER within the site: Site of Cloughbank Farm (Grade II Listed Building) and Site of Ringway Chapel;
 - Major Recreational Route (along western boundary) – forms part of the Sustrans route 85 (Manchester Airport Orbital Cycleway);
 - Agricultural land classified as Grade 3b;
 - Properties comprise residential dwellings on Sunbank Lane and off Old Wilmslow Road, with Costain offices/compound at site of former Cloughbank Farm, offices at site of former Ringway Chapel (Sunbank Lane), Public House (The Romper) on the junction of Sunbank Lane and Old Wilmslow Road, and structures associated with the Aviation Viewing park;
 - Site overwashed by the Red Rose Community Forest;
 - Aviation Viewing Park recreational resource with discretionary public access;
 - No PRow cross through the site; PRow 2 extends from highway (Old Wilmslow Road) to the north of the site; and

- Identified Sunbank Lane and Wilmslow Old Road as MAG Runway 2 Trail connecting route.

3.3 Site B - Land to North of Ringway Road

Site Context

3.3.1 This site comprises approximately 31.7 ha of land, approximately square in shape, bounded by the B5166 (Styal Road)/Trenchard Drive to the east, Ringway Road to the south, Shadowmoss Road to the west and the Ringway Trading Estate to the north (see Drawing 916-01/004). The site is relatively flat, with a gentle slope from approximately 75m AOD in the south to 70m AOD in the north.

3.3.2 The site is primarily occupied by agricultural land with several residential properties located to the south of the site on Trenchard Drive, Wynfield Avenue and Ringway Road. The site is also occupied by a public house (The Tatton Arms) on the junction of Ringway Road and Trenchard Drive, and two stands of trees situated around hardstandings to the centre-north of the site. There is a site access situated in the north-east corner of the site with track to a small outbuilding associated with Airport operations (Air Quality Monitoring and former middle-marker navigational aid) located on the northern boundary. There is an internal access road approximately 10m within the eastern boundary, adjacent to Styal Road. The site is also occupied by Airport runway approach lighting.

3.3.3 The site's southern boundary is situated immediately adjacent to the existing Airport Operational Area, albeit separated by Ringway Road. This Operational Area is located at the northern end of the Airport runways and comprises primarily open space with railway line, isolated properties (including Shadow Moss Farm) and glasshouses. Part of the site is located within the Airport's Public Safety Zone. Other adjacent land is primarily occupied by residential properties to the east and west, and trading estate and sports field to the north.

3.3.4 The site is located within the administrative boundary of Manchester City Council.

Landscape and Visual

- 3.3.5 There are no County or District Character Areas applicable to the site itself and the site has no tangible relationship with character areas in Cheshire to the south or Trafford to the west.
- 3.3.6 This area covers some 31.5Ha of Green Belt to the north-east of the airport and is bounded by Trenchard Road and Styal Road to the east, Ringway Road to the south, Shadow Moss Road to the west and the Ringway Trading Estate and an adjacent sports field to the north. Over seventy residential properties lie along the northern side of Ringway Road and along Trenchard Road at the edge of Moss Green, with a Public House, the Tatton Arms, at the intersection of the two roads. Additionally, residential properties to the west, along Shadow Moss Road and to the east along Cunningham Drive overlook the area. A triangle of land between Styal Road and Cunningham Road is in the ownership of a housing developer.
- 3.3.7 The area consists primarily of large fields bounded by low hedges. A hedge along the western boundary of height 1.5-2m screens ground level views into the site from this direction. Tree cover is limited to a small copse of mature trees towards the northern edge of the site, to intermittent tree cover along the southern edge and to young and semi-mature planting along Styal Road to the east, with the occasional mature tree growing within field boundaries.
- 3.3.8 Key characteristics of Area B can be described as follows:
- Regular-shaped fields;
 - Overlooked by suburban housing to west, south and east;
 - Visual influence of industrial estate to north; and
 - General absence of tree cover.

Ecology and Nature Conservation

- 3.3.9 There are no designated wildlife sites within or adjacent to Site B and much of the site appears to be intensively managed. The improved pasture is generally species-poor as are the hawthorn-dominated hedges. The hedges are too low and narrow and the hedgerow trees too sparse to generate any major wildlife corridors through the area, although they could act as minor corridors within the site.
- 3.3.10 There are no current records of protected species within the site, although the ponds may support great crested newt (and other amphibians) and bats and birds could use the mature trees and hedgerows. In the absence of detailed survey, a precautionary approach is taken and the presence of important species is assumed where suitable habitat occurs.
- 3.3.11 The key ecological receptors of Site B (including their highest level of designation) are as follows:

Sites and Habitats

- Broad-leaved semi-natural woodland (UKBAP)
- Plantation (LBAP)
- Ponds (UKBAP)
- Species-poor hedgerows (UKBAP)

Species

- Great crested newt (Habitat Regs.) potential
- Bats (Habitat Regs.) potential
- Common toad (UKBAP) potential
- Birds (WCA nesting, UKBAP) potential

- 3.3.12 The receptors at Site B are summarised and evaluated as follows. As this is a strategic assessment, a single value (the highest relevant value) is given.

Great crested newt habitat (potential, not confirmed)

- 3.3.13 This includes the pond, hedgerow, woodland (including plantation) and grassland habitats. It should be noted that the habitats of importance to newts are also important to bats, toads and birds. This receptor is (provisionally) considered of County importance because the population of great crested newts at Manchester Airport is considered a 'species hotspot' in the Greater Manchester Ecological Framework. Impacts on great crested newts are capable of mitigation.

- 3.3.14 Should great crested newts not be found, the habitats noted in the paragraph above would be evaluated as being of importance within the “immediate zone of influence”

Historic Environment

- 3.3.15 There are no WHS, SAMs, Registered Parks and Gardens, Registered Battlefields or Protected Wrecks identified on the site or within its immediate vicinity; nor are there any Conservation Areas.
- 3.3.16 However, the Peel Hall Moated Site SAM (ref 22447) is located approximately 895m to the north of the site, and the Cheadle Royal Hospital Registered Park and Garden (ref 2610) is situated approximately 1151m to the north-east.
- 3.3.17 The HER revealed two sites within the site boundary and a further 21 within 500m of the site boundary (see Table 3.6). There are 2 Listed Buildings within the 500m of the site boundary.

Table 3.6 – HER for Site B

Site Name	Reference	Description
<i>HERs within the site boundary:</i>		
Site of Moss Nook	2029.1.0	Monument: Settlement, building
Tatton Arms Public House	9034.1.0	Building: Public building, inn
<i>HERs within 500m buffer:</i>		
Chamber Hall, Barn Approx 5m south of Farmhouse	8628.2.0	Listed Building: Barn, cow house
Chamber Hall	8628.1.0	Listed Building: Farmhouse, farm, farmstead
Site of buildings, Styal Road	13021.1.0	Monument: House
Cottages, Daisy Bank Lane	13074.1.0	Building: House
Heald Green Settlement	13024.1.0	Place: Settlement
Cottages 2-4 Daisy Bank Lane	13073.1.0	Building: House
Daisy Bank Farm	13072.1.0	Building: Barn, farmhouse, farm, farm building
Heald Green Station	13047.1.0	Building: Railway Station
Site of Smithy Croft	15234.1.0	Monument: Blacksmiths workshop

Site Name	Reference	Description
Site of Kiln Field (Wood Farm)	2205.1.0	Monument: Kiln (Also within proximity to site D)
Field Boundaries (Wood Farm)	2206.1.0	Monument: Field system, boundary (Also within proximity to site D)
Site of Structures	2222.1.0	Monument: Barn, settlement, tenement (Located within Site D)
Site of Structure at Moss Nook	2208.1.0	Monument: Settlement, tenement (Also within proximity to site D)
Smithy Farm	2207.1.0	Building: Garden, tenement, industrial site, forge, yard, blacksmiths workshop (Located within Site D)
Shadow Moss Farm (Shadow Moss)	8391.1.0	Building: Farmhouse, farm, farmstead, outbuilding, natural feature, stable (Also within proximity to site D)
Structure (Primrose cottage)	2209.1.0	Building: Farm, settlement, tenement, outbuilding (Also within proximity to site D)
Structure (Rose Cottage and Cherrytree Cottage)	2223.1.0	Building: Settlement, tenement, building (Also within proximity to site D)
Site of Structure , Shadow Moss Farm	2220.1.0	Monument: Settlement, tenement, building, structure (Also within proximity to site D)
Shadow Moss	2027.1.0	Landscape: Natural feature (Located within Airport Operational Area in area adjacent to runway)
Site of Structures, Ringway Road	2217.1.0	Monument: House, settlement, tenement, building
Site of Moss-Side (Stable Meadow)	2218.1.0	Monument: Settlement, tenement, building, courtyard

Land Use and Recreation

Land Use

3.3.18 Land use within the site is predominantly agricultural with several residential properties (Trenchard Drive, Wynfield Avenue and Ringway Road to the south) and a single employment property (Public House), with some Airport Operational Land associated infrastructure. Adjacent land use generally comprises employment to the north, residential to the east and west, and Airport Operational Land to the south, including some residential and Airport infrastructure.

3.3.19 There are no land use planning allocations, ie housing, employment, etc within the extant Manchester City Council Local Plan. However, land is

safeguarded for the proposed Metrolink Extension along the western boundary of the site. Furthermore, land is safeguarded to the south of the site for the provision of a new road link, the South East Manchester Multi-Modal Study (SEMMMS).

3.3.20 However, the following site-specific land use planning policies have been identified:

- Green Belt – designation overwashes the entire site – Policy E2.1;
- UDP Area EW1 – Policy EW1;
- Major Recreational Routes (updated Aug 2004) - along eastern boundary – No clear policy identified within plan, policies on recreational access include: E3.4, EW30 & DC22.1; and
- Major Urban Regeneration Areas (updated Nov 2003) – identifies western half of site along with housing estate to west – Unclear as to policy, assumed to be Policy R1.1.

Agriculture

3.3.21 Site B was also the subject of the original study (CBA, 2000 ~ Site B), although the site boundary has since been reduced to exclude open land recreational space and residential land to the north and east. Consequently, the original study findings in relation to agriculture remain relevant and can be summarised as:

- Agricultural land comprises grassland, with relatively small fields and form part of an annual farm tenancy;
- Site covered by boulder clay comprising reddish and grayish clay with some hard stones, with thin cover of loamy drift possible (1:50,000 scale Geological Map of Stockport District);
- Site soils of Crewe Association comprising mainly seasonally wet clayey soils on reddish till with loamy over clayey profiles locally where there is a cover of loamy drift. Wetness is principle limitation to land quality and access from late autumn to early May is restricted. Grassland is the optimum crop but the grazing season is curtailed by relatively wet winters (Sheet 3 of the National Soil Map); and
- Mainly land of moderate quality, Grade 3b with predominantly clayey soils (assessment by Reading Agricultural Consultants).

- 3.3.22 A review of the ALC identifies the site as Urban (non-agricultural grading).
- 3.3.23 The National Soils Map identifies the site as being *'Slowly permeable seasonably wet slightly acid but base-rich loamy and clayey soils'* with impeded drainage, moderate fertility, providing for seasonally wet pastures and woodland habitat with grassland and arable, some woodland landcover.

Recreation

- 3.3.24 The site is over-washed by the Red Rose Community Forest. Community Forest programme was established in 1990 to demonstrate the potential contribution of environmental improvement to economic and social regeneration. The Mission of the Red Rose Community Forest partnership is to *'develop well-wooded multi-purpose landscapes that will improve the quality of life for those living and working within the Red Rose Forest boundary, creating better environments for people to use, cherish and enjoy and for businesses to invest in.'*
- 3.3.25 There are no other recreational designations within or immediately adjacent to the site.

Public Rights of Way

- 3.3.26 There are no public rights of way that pass through the site.
- 3.3.27 Public access is restricted to the public highway (Wynfield Avenue). There is an access track to the north of the site providing access to Airport infrastructure; this is not open to public access.
- 3.3.28 The national Sustrans Route 85, with links to the Manchester Airport Orbital Cycleway, passes by the eastern boundary of the site and forms part of a Major Recreational Route (Manchester City Council Unitary Development Plan).

Summary of Key Environmental Features

- 3.3.29 The key environmental interest features of site B can be summarised as:
- Predominantly open land (agricultural) within urban (residential/industrial and commercial) setting, with residential properties along the western and eastern boundaries, Public House (The Tatton Arms) and Airport infrastructure (Air Quality Monitoring and former middle-marker navigational aid);
 - Close proximity to Airport Operational Area including runways;
 - No county or district character areas overwhelm the site or within close proximity;
 - Designated Green Belt;
 - Small area of tree cover within centre-north of the site;
 - Potential great crested newt habitat – capable of mitigation;
 - Potential great crested newt, bats, common toad and birds (protected species);
 - 2 HER within the site: site of Moss Nook and Tatton Arms Public House;
 - Safeguarded land for Metrolink extension to south and west of site;
 - Safeguarded land for Department of Transport road scheme (SEMMMS) to south of site;
 - Major Recreational Route (along eastern boundary) – forms part of the Sustrans route 85 (Manchester Airport Orbital Cycleway);
 - Major Urban Regeneration area over western part of site;
 - Agricultural land classified as Grade 3b;
 - Properties within the site comprise residential properties on Ringway Road and Trenchard Drive, with Tatton Arms (commercial) on junction of Ringway Road and Trenchard Drive;
 - Site overwhelmed by the Red Rose Community Forest; and
 - No PRow cross through the site; and
 - Public Safety Zone and Obstacle Limitation Surface passes through the site (related to Airport operation).

3.4 Site C – Land within, and adjacent to, Junction 5 of the M56

Site Context

- 3.4.1 This site comprises approximately 18.2ha of land, approximately rectangular in shape, bounded by the M56 motorway to the west, the urban boundary of Wythenshawe to the north/east, a hedgerow boundary to Woodhouse Park to the east and Ringway Road serving as the slip road from the Airport to Junction 5 of the M56 (M56 bound), to the south (see Drawing 916-01/005). The site is relatively flat, lying at approximately 60m AOD with localised raised land associated with the highway embankments of both the Ringway Road slip road from the M56 to the Airport (Airport bound) which passes through the centre of the site (approximately north-south orientation), Ringway Road M56 bound and the M56 along the northern boundary.
- 3.4.2 The site is divided into two distinct areas, separated by the M56 spur (Airport-bound). The western area comprises unmanaged woodland/scrub/rough grassland surrounded by the M56 and M56 spur (both Airport and M56-bound), with no access. To the east is predominantly green open space much of which is occupied by trees/woodland and rough grassland or used for allotments, with the Airport's crèche (Little Flyers) located on Thorley Lane which passes through the southern edge of the site. The remainder is occupied by highway and associated embankments and infrastructure.
- 3.4.3 The site's southern boundary is situated immediately adjacent to the existing Airport Operational Area. Such Operational Area is occupied by Airport car parking and service roads, Terminal 2 buildings, wooded areas, open green space and isolated properties. Other adjacent land is occupied by the M56 (Junction 5) and agricultural land beyond to the north-west, residential properties to the north-east and Woodhouse Park (incorporating Painswick Park) to the east.
- 3.4.4 The site is located within the administrative boundary of Manchester City Council.

Landscape and Visual

3.4.5 There are no County or District Character Areas applicable to the site itself, however, immediately to the west (beyond the M56) is the Trafford Council Wooded Claylands character area, the key characteristics of which are given in Table 3.8 below.

Table 3.8 –Trafford Council Character Area Characteristics

Character Area	Key Characteristics
Wooded Claylands	<ul style="list-style-type: none"> • Gently rolling topography, dissected by narrow, often steep, wooded valleys; • Areas of ancient woodland; • Predominantly pastoral; • Views restricted by trees, hedges and development, creating the impression of a small to medium scale landscape; • Scattered marl pits; • Piecemeal enclosure pattern; • Dispersed settlement pattern; and • Many shared characteristics with areas south of the M56 – relationship weakened by presence of motorway.

3.4.6 This area covers some 18Ha of Green Belt to the north of the airport and is bounded by residential properties at the edge of Woodlands Park to the north-east, by Painswick Park to the east and by the M56 to the north-west. The southern boundary of the area is defined by the southern slip road of the M56 spur towards the west and runs through fields to the west of the park further east. The area is split in two by the motorway spur, with the western part of the area being completely surrounded by motorway; this western area is well wooded. The eastern part of the area includes allotments and the western end of Painswick Park.

3.4.7 The western end of Painswick Park includes mown grassland to the north and an area of rough grassland, shrubs and trees to the south. A network of formal and informal paths run through the park allowing access from Thorley Lane to the south and from the edge of Manchester to the north. The urban fringe is defined by three-storey flats, which overlook the park. The allotments to the west are accessed via a terraced drive, with entry via a padlocked gate.

- 3.4.8 South of the allotments and west of the park, a belt of mature trees form a boundary between these and a series of fields used as pasture for horses. The south-easternmost field appears to be associated with properties on Thorley Lane to the south, namely a nursery and 3no residential properties.
- 3.4.9 The land enclosed by the M56 is lined with tree planting along the northern and western edges. In these areas, the land rises up to allow the Thorley Lane to cross the main carriageway of the motorway by over bridges. Dense semi-mature tree belts have developed along the earthworks in these areas. To the south is a small woodland area which includes mature oak trees. A gap in this woodland allows access from the southern edge of the area into the central part, which is largely treeless and characterised by rough grassland. Traffic noise from the motorway is very audible throughout the area.
- 3.4.10 Key characteristics of Area C can be described as follows:
- Physical division of area by motorway corridor;
 - Noise from motorway;
 - Areas of public open space (park and allotments);
 - Proximity to residential area; and
 - Dense tree belts along motorway slip roads.

Ecology and Nature Conservation

- 3.4.11 Site C is split into two distinct areas; the land in the west lies within the road network of the M56 junction 5 and is isolated from surrounding habitat. Broad-leaved plantation and neutral grassland dominates this area, with pond and scrub habitats also present. The land in the east adjoins the residential development of Wythenshawe and is a mixture of allotment gardens, improved fields and neutral grassland, with thin strips of broad-leaved woodland and plantation and a single pond also present.
- 3.4.12 There are no designated wildlife sites within Site C and while it contains a diverse mix of habitats there are no strong ecological links to open countryside or extensive areas of wildlife habitat and there is a strong non-

native element to the scrub and woodland regeneration over all parts of the site.

3.4.13 With the exception of native bluebell, there are no current records of protected species within Site C. Nevertheless, the ponds have some potential to support amphibians and habitats are present for badgers, bats and birds. In the absence of detailed species surveys, a precautionary approach is taken and the presence of important species is assumed where suitable habitat occurs.

3.4.14 The key ecological receptors of Site C (including their highest level of designation) are as follows:

Sites and Habitats

- Broad-leaved semi-natural woodland (UKBAP)
- Broad-leaved plantation (LBAP)
- Ponds (UKBAP)
- Species-poor hedgerows (UKBAP)
- Marshy grassland (LBAP)
- Neutral grassland (LBAP)

Species

- Great crested newt (Habitat Regs.) potential
- Bats (Habitat Regs.) potential
- Native bluebell (WCA)
- Badger (PBA) potential
- Common toad (UKBAP) potential
- Birds (WCA nesting, UKBAP)

3.4.15 The receptors at Site C are summarised and evaluated as follows. As this is a strategic assessment, a single value (the highest relevant value) is given to each of the summary receptors.

Great crested newt habitat (potential, not confirmed)

3.4.16 This includes the pond, hedgerow, woodland (including plantation) and grassland habitats. It should be noted that the habitats of importance to newts are also important to badgers, bats and birds and common toad. This receptor is (provisionally) considered of County importance because the population of great crested newts at Manchester Airport is considered a 'species hotspot' in the Greater Manchester Ecological Framework. Impacts on great crested newts are capable of mitigation.

- 3.4.17 If great crested newts were not present, the habitats of Site C noted in the paragraph above would be considered as being of importance within the 'immediate zone of influence' and impacts would be capable of mitigation.

Historic Environment

- 3.4.18 There are no WHS, SAMs, Registered Parks and Gardens, Registered Battlefields or Protected Wrecks identified on the site or within its immediate vicinity; nor are there any Conservation Areas.
- 3.4.19 No HER features were identified within the site boundary. However, 15 HER features were identified within 500m of the site boundary (see Table 3.9), including 3 Listed Buildings.

Table 3.9 – HER for Site C

Site Name	Reference	Description
<i>HER within 500m buffer:</i>		
Site of Old Wood Farm	9594.1.0	Monument: Farmhouse, farm, farmstead, pond
Etrop Grange (Formerly listed as Moss House)	1369.1.0	Listed Building: House, settlement
Site of Moss House	2211.1.0	Monument: Farmhouse, farm, farmstead, wall
Oven House Meadow	2213.1.0	Monument: Industrial site, oven
Site of Structures, Barn Croft	2212.1.0	Monument: Settlement, tenement
Site of Structures, nr Haletop Farm	2210.1.0	Monument: Settlement, tenement
1 & 2 Thorley Lane, Haletop Farm	8638.1.0	Listed Building: Farmhouse, farm, farmstead, timber framed building
Etrop Green	2028.1.0	Monument: Settlement, building
Site of Etrop Green Farm	3698.1.0	Monument: Farmhouse, farmstead, timber framed building, longhouse
Site of Keepers Cottage	7392.1.0	Monument: House, settlement, tenement, timber framed building
Site of Thorley Cottage	1495.1.0	Monument: Settlement, building
Site of Structure	3706.1.0	Monument: Settlement, building
Ridge and Furrow	1498.1.0	Ridge and furrow, field system
Ridge and Furrow	1497.1.0	Ridge and furrow, field system
Davenport Green Hall	3735.1.0	Listed Building: Great house, settlement, hall, timber framed building

Land Use and Recreation

Land Use

- 3.4.20 Land use within the site is divided into the two distinct areas as separated by the M56 spur (Airport-bound). Land to the west comprises unmanaged woodland/scrub/rough grassland locked in within the surrounding highway network and is therefore classified as 'infrastructure'. Land to the east comprises allotments and open green space, the majority of which comprises informal scrubland, and has been classified as 'recreation'. There is also a single community facility, the Little Flyers Nursery. Adjacent land comprises residential to the north-east/east, recreational to the south-east, agriculture to the north-west albeit separated by the M56, and Airport Operational Land, including some residential but primarily Airport, to the south.
- 3.4.21 There are no land use planning allocations, ie housing, employment, etc within the extant Manchester City Council Local Plan. However, land is safeguarded for the provision of Council Road Improvements (below) within the southern boundary of the site between Thorley Lane through the site and crossing the M56 spur roads (both Airport and M56 bound) to Runger Lane and for the proposed Metrolink Extension route which is planned to run outside the site along the southern boundary, and with land safeguarded for the implementation of the SEMMMS road scheme to the south (outside the site).
- 3.4.22 In addition, the following site-specific land use planning policies have been identified:
- Council Road (updated aug 2004) – connecting Runger Lane to Thorley Lane through site – Policies T2.2 and EW27;
 - Green Belt – designation overwashes the entire site – Policy E2.1;
 - Environmental Policy (updated Aug 2004) – identifies land to east of M56 spur including informal open space and allotments – understood to relate to policies on public open space and include the allotments, Policies EW27 & EW28;
 - UDP Area EW1 – Policy EW1;

- Major Recreational Routes (updated Aug 2004) – identifies line through east of M56 spur passing from Thorley Lane to Bleasdale Road – No clear policy identified within plan, policies on recreational access include: E3.4, EW30 & DC22.1; and
- Major Urban Regeneration Areas (adopted Nov 2003) – identifies east of M56 immediately adjacent to housing – Unclear as to policy, assumed to be Policy R1.1.

Agriculture

- 3.4.23 Site C was also the subject of the original study (CBA, 2000 ~ Site A), although the site boundary has since been reduced to exclude recreational land to the south-east and a small area of infrastructure (to the north). Consequently, the original study findings in relation to agriculture remain relevant and can be summarised as:
- Site covered by boulder clay comprising reddish and grayish clay with some hard stones, with thin cover of loamy drift possible (1:50,000 scale Geological Map of Stockport District);
 - Site soils of Salop Association comprising mainly seasonally wet loamy soils over clayey soils with slow subsoil permeability. Wetness is principle limitation to land quality and access from late autumn to late April is restricted. Grassland on similar land in agricultural use is the favoured crop and neighbouring fields are principally in permanent or long-term grassland (Sheet 3 of the National Soil Map);
 - Mainly land of moderate quality, Grade 3b with predominantly clayey soils (assessment by Reading Agricultural Consultants);
 - Site is not in agricultural use; were it to be brought back into agricultural land use, this would be mainly of Grade 3b quality.
- 3.4.24 A review of the ALC identifies the site as Urban (non-agricultural grading).
- 3.4.25 The National Soils Map identifies the site as being '*Slowly permeable seasonably wet slightly acid but base-rich loamy and clayey soils*' with impeded drainage, moderate fertility, providing for seasonally wet pastures and woodland habitat with grassland and arable, some woodland landcover.

- 3.4.26 Notwithstanding the above agricultural baseline, none of the site is used for commercial agriculture.

Recreation

- 3.4.27 The site is over-washed by the Red Rose Community Forest. Community Forest programme was established in 1990 to demonstrate the potential contribution of environmental improvement to economic and social regeneration. The Mission of the Red Rose Community Forest partnership is to *'develop well-wooded multi-purpose landscapes that will improve the quality of life for those living and working within the Red Rose Forest boundary, creating better environments for people to use, cherish and enjoy and for businesses to invest in.'*

- 3.4.28 There are no other recreational designations within or immediately adjacent to the site, although Painswick Park is situated immediately to the east of the eastern area. However, the site is identified on the Unitary Development Plan as forming public open space.

- 3.4.29 Notwithstanding the above, immediately to the east of the site is Woodhouse Park (also referred to as Painswick Park); this is primarily open amenity grassland with formal pond and play areas located to the far east of the park, away from Site C's boundary. The majority of the eastern portion of Site C comprises predominantly open scrubland currently used as informal open recreational space by walkers or occupied by allotments.

Public Rights of Way

- 3.4.30 There are no public rights of way within Site C.
- 3.4.31 A discernable (footfall) path passes along the south-eastern boundary of the site (see Appendix C). In summary, this path provides access between Thorley Lane and Maismore Road. The path has an unformed, bare-earth surface, ranging in width from approximately 0.6m to 1.4m, and is generally flat. Barriers at both ends (logs and kissing gate) restrict access to pedestrians only. The path appears to be well-used.

- 3.4.32 A 'major recreational route' is defined within Manchester City Council's Local Plan as passing through the centre (north-west to south-east) of the eastern area of the site. There is no evidence on the ground of this route, nor is it designated a PRow. Therefore, it is assumed that the future provision of this route is an aspiration of the Local Authority.
- 3.4.33 There are several informal paths that cross over the eastern portion of the site (see Appendix C), primarily associated with its informal recreational use (open scrubland), including access to Bleasdale Road at the far north; although this was severely overgrown and requires negotiation of earth mounds. Vehicle access to the allotments is provided from Maismore Road. As the allotment gate is located immediately at its entrance, the vehicle access provides an additional pedestrian access to Site C with vehicle barriers situated along the access track preventing cars from entering the site.
- 3.4.34 The national Sustrans Route 85, with links to the Manchester Orbital Cycleway, passes along the Thornley Road on the southern boundary of the site and forms part of a Major Recreational Route (Manchester City Council Unitary Development Plan).

Summary of Key Environmental Features

- 3.4.35 The key environmental interest features of site C can be summarised as:
- Predominantly open land divided into two distinct areas by the motorway slip road: to the west comprises woodland scrub and open grassland contained within motorway/slip road; and to the east a combination of open green space used for recreation and allotments set within an urban area (residential and community properties);
 - Close proximity to Airport Operational Area, including car parking, service roads and terminal buildings;
 - No county or district character areas overwash the site; the Trafford character area Wooded Claylands is immediately to the west;
 - Designated Green Belt;
 - Potential Great Crested Newt habitat – capable of mitigation;
 - Native bluebell and birds (protected species);
 - Potential great crested newt, bats, badger and common toad (protected species);
 - 0 Sites and Monument Records;
 - Safeguarded land for Council road improvements (Thorley Lane to Runger Lane);
 - Safeguarded land for Metrolink extension to south and west of site;
 - Major Recreational Route (shown as passing through the centre of the eastern area);
 - Agricultural land classified as Grade 3b;
 - Properties within the site comprise the Little Flyers Nursery (commercial);
 - Site overwashed by the Red Rose Community Forest;
 - No PRow cross through the site; single PRow passes along the eastern boundary;
 - Informal use of open green space with defined paths (by common footfall) throughout area; and
 - Manchester Airport Orbital Cycleway passes along Thorley Road to the south of the site.

3.5 Site D - Land to South of Ringway Road, between Tedder Drive and Styal Road

Site Context

- 3.5.1 This site comprises approximately 11.6ha of land, rectangular in shape, bounded by railway line to the east, hedgerow to agricultural land to the south, Hollin Lane/Styal Road (B5166) to the south-west, Tedder Drive to the north-west, Ringway Road to the north-west and hedge/tree line to the north-east (see Drawing 916-01/006). The site is relatively flat, lying at approximately 75 to 80m AOD with the exception of the railway line cuttings that pass through the centre of the site with branches heading both north and south to join the railway line forming the western boundary.
- 3.5.2 The site is occupied by a several uses, divided into four areas by the railway branch lines that pass through the centre of the site and Styal Road. To the south the site comprises a relatively small agricultural field with single residential dwelling; in the centre, between two railway branch lines is primarily occupied by an electricity sub-station with bridge access from Styal Road to the north; to the north is a small area of rough grass with woodland belt to the north and south; and to the west, between Tedder Drive and Styal Road are two residential properties, redundant commercial properties and petrol station, surrounded by fields.
- 3.5.3 The site's south-western boundary is situated immediately adjacent to the existing Airport Operational Area, albeit separated by Styal Road, which occupied primarily by car parking and storage with residential properties immediately adjacent to Hollin Lane/Styal Road. Other adjacent land comprises a mix of residential and commercial/industrial land to the north/north-west, agricultural land to the east and south.
- 3.5.4 The site is located within the administrative boundary of Manchester City Council.

Landscape and Visual

3.5.5 There are no County or District Character Areas applicable to the site itself, however, immediately to the south is the Cheshire County character area of Wilmslow (CE17), the key characteristics of which are given in table 3.11 below.

Table 3.11 – Cheshire County Character Area Characteristics

Character Area	Key Characteristics
Wilmslow (CE17)	<ul style="list-style-type: none"> • A community urban fringe landscape with a wide variety of land uses; • Styal Country Park, Lindow Moss/Common and Bollin Valley Project are all managed for recreation; • Airport related development; • Farmland close to urban area; • Remnant parkland; and • Strategy to conserve and enhance

3.5.6 The draft Cheshire County character area that will replace the above is Lower Bollin (R8), though the boundaries are slightly amended. The key characteristics are given in table 3.12 below.

Table 3.12 – Cheshire County Draft Character Area Characteristics

Character Area	Key Characteristics
Lower Bollin (R8)	<ul style="list-style-type: none"> • Steep, incised river valley; • Very urban character at eastern end; • Enclosed feel to west; • Mature woodland on valley slopes; • Contrast between areas of ancient woodland and stands of exotic conifers; and • Locally strong influence from airport and A538 at western end of character area, extent of influence very restricted by the dense woodland cover and meandering nature of the valley floor.

3.5.7 This area covers some 11.5Ha of Green Belt to the north-east of the airport and to the south-east of Area B. The area is bounded to the east by the railway, to the north by Ringway Road and by the Manchester International Office Centre, to the west by Tedder Drive and Styal Road and to the south by the county boundary. Styal Road runs through the northern part of the area and is characterised by areas of mown verge with young tree planting.

3.5.8 Much of the area lies within a triangle of land defined by the junction of the railway spur leading to the airport with the main north-south railway to the east. This triangle chiefly comprises an electrical sub-station bounded by

security fencing. The railway cuttings are grassed. The land north of the railway is a field bordered on both the north and south by mature tree belts.

- 3.5.9 A second triangle of land between Styal Road and Tedder Drive to the west includes land associated with Smithy Farm (a business producing wrought iron gates) and a residential property to the south of this. A service station is present at the junction of Ringway Road and Styal Road. South of the built development is an area of rough grassland and shrubs crossed by a public footpath.
- 3.5.10 The remaining part of the area is again triangular in shape and lies between the railway and the county boundary. This area consists of a closely mown field bounded by well maintained hedges to north, east and south. 2 no. two-storey residential properties border this area to the south. Further residential properties lie on the opposite side of Styal Road (outside the area boundary) as does one of the Airport's long stay car parks, 'Shuttle Park'.
- 3.5.11 Key characteristics of Area D can be described as:
- Subdivided by road and rail corridors;
 - Built development along Ringway Road/Tedder Drive;
 - Areas of undeveloped grassland;
 - Substation in the railway 'triangle';
 - Airport buildings and infrastructure visible to south-west; and
 - Presence of Styal Road.

Ecology and Nature Conservation

- 3.5.12 Site D is fragmented by the railway junction infrastructure and the central railway triangle is mostly occupied by an electricity sub-station. The railway lines also act as wildlife corridors, particularly along the eastern boundary, where the cutting is dominated by dense natural woody regeneration.
- 3.5.13 There are no wildlife designations within or adjacent to Site D. The site is dominated by neutral grassland, although small areas of scattered scrub, species-poor hedgerows and broad-leaved woodland (including plantation) are also present. The unmanaged neutral grassland has structural and

topographical diversity as well as some species diversity and could be an important resource to small mammals, birds, reptiles and invertebrates (which also results in good foraging habitat for bats and birds).

- 3.5.14 There are no records for protected species within Site D; however, no detailed species surveys have been undertaken. Therefore, a precautionary approach is taken and the presence of important species is assumed where suitable habitat occurs.
- 3.5.15 The key ecological receptors of Site D (including their highest level of designation) are given below.

Sites and Habitats

- Broad-leaved semi-natural woodland (UKBAP)
- Broad-leaved plantation (LBAP)
- Species-poor hedgerows (UKBAP)
- Neutral grassland (LBAP)

Species

- Bats (Habitat Regs.) potential
- Reptiles (WCA) potential
- Badger (PBA) potential
- Birds (WCA nesting, UKBAP)
- Invertebrates (UKBAP/Red Data Book) potential

- 3.5.16 The value of the above receptors at Site D can be summarised into the following two categories. As this is a strategic assessment, a single value (the highest relevant value) is given to each of the summary receptors.

Neutral Grassland

- 3.5.17 Within Site D this habitat (including where it extends to the railway cuttings) has the potential to support reptiles, invertebrates, birds, bats and badgers. Even if all the potential species were present, the small size of the site means it is unlikely to support significant populations. Therefore, this summary receptor is of Local importance.

Woodland

- 3.5.18 Within Site D there are small areas of broad-leaved woodland and broad-leaved plantation. These habitats have the potential to support reptiles, invertebrates, birds, bats and badgers. Even if all the potential species were present, the very small size of the site means it is unlikely to support

significant populations. Therefore, this summary receptor is of importance at the Immediate Zone of Influence.

3.5.19 If damaged, mitigation is possible for these receptors.

Historic Environment

3.5.20 There are no WHS, SAMs, Registered Parks and Gardens, Registered Battlefields or Protected Wrecks identified on the site or within its immediate vicinity; nor are there any Conservation Areas.

3.5.21 The HER revealed two sites within the site boundary and a further 18 within 500m of the site boundary (see Table 3.13).

Table 3.13 – HER for Site D

Site Name	Reference	Description
<i>HERs within the site boundary:</i>		
Smithy Farm	2207.1.0	Building: Garden, tenement, industrial site, forge, yard, blacksmiths workshop
Site of Structures	2222.1.0	Monument: Barn, settlement, tenement
<i>HERs within 500m buffer:</i>		
Site of Moss Nook	2029.1.0	Monument: Settlement, building (Located within Site B)
Tatton Arms Public House	9034.1.0	Building: Public building, inn (Located within Site B)
Site of Smithy Croft	15234.1.0	Monument: Blacksmiths workshop
The Wood	2830.1.0	Building: Farmhouse, farm, timber framed building
Site of Kiln Field (Wood Farm)	2205.1.0	Monument: Kiln (Also within proximity to site B)
Field Boundaries (Wood Farm)	2206.1.0	Monument: Field system, boundary (Also within proximity to site B)
Outwood Farm	36.1.0	Building: Barn, farmhouse, farm
Site of Structure at Moss Nook	2208.1.0	Monument: Settlement, tenement (Also within proximity to site B)
Field/Township Boundary, nr Popular Farm	2201.1.0	Monument: Field system, boundary, hollow
Field/Township Boundary, nr Popular Farm	2200.1.0	Monument: Lynchet, field system, boundary
Cropmarks, Outwood Farm	2202.1.0	Monument: Ridge and furrow, field system
Field Boundary	2204.1.0	Monument: Field system, boundary, hollow
Ridge and Furrow (Outwood Farm)	2221.1.0	Monument: Ridge and furrow field system
Field/Township	2203.1.0	Monument: Field system, boundary, ditch

Site Name	Reference	Description
Boundary, nr Popular Farm		
Shadow Moss Farm (Shadow Moss)	8391.1.0	Building: Farmhouse, farm, farmstead, outbuilding, natural feature, stable (Also within proximity to site B)
Structure (Primrose cottage)	2209.1.0	Building: Farm, settlement, tenement, outbuilding (Also within proximity to site B)
Structure (Rose Cottage and Cherrytree Cottage)	2223.1.0	Building: Settlement, tenement, building (Also within proximity to site B)
Site of Structure, Shadow Moss Farm	2220.1.0	Monument: Settlement, tenement, building, structure (Also within proximity to site B)

3.5.22 The HER for the Site of Structures (HER 2222.1.0) identifies the site as lying beneath Styal Road and condition recorded as 'Destroyed'.

3.5.23 The Styal Estate National Trust property is located approximately 1.2km from the southern boundary of the site.

Land Use and Recreation

Land Use

3.5.24 Land use within the site is divided into the four distinct areas as separated by railway lines and Styal Road, comprising: agriculture with single residential dwelling to the south; primarily infrastructure (electricity sub-station) in the centre; recreational land to the north; and primarily residential and commercial properties with some agriculture to the west. Adjacent land primarily comprises residential with agricultural land to the north-west, commercial properties with residential beyond to the north, agriculture to the east albeit separated by the railway line, agriculture and residential (including the settlement of Styal) to the south and a mix of agricultural, residential and commercial properties to the west with Airport Operational Area, primarily car parking with airport runway beyond.

3.5.25 There are no land use planning allocations, ie housing, employment, etc within the extant Manchester City Council Local Plan. However, land is safeguarded for the provision of Rail Network Improvements along the southern branch line through the site and for the provision of a new road

link, the South East Manchester Multi-Modal Study (SEMMMS) passing through the south of the site.

3.5.26 In addition the following site-specific land use planning policies have been identified:

- Rail Network Improvements (updated aug 2004) – along southern spur of existing railway line – Policy T1.6;
- Department of Transport Road Scheme (SEMMMS) – passing through centre of site east-west orientation – Policy T2.3;
- Green Belt – designation overwashes the entire site – Policy E2.1;
- UDP Area EW1 – Policy EW1;and
- Major Recreational Routes (updated Aug 2004) – identified along Styal Road – No clear policy identified within plan, policies on recreational access include: E3.4, EW30 & DC22.1.

Agriculture

3.5.27 Site D was also the subject of the original study (CBA, 2000 ~ Site C), although the site boundary has since been significantly reduced to exclude the primarily agricultural with residential, commercial and Airport Operational Land to the west. Consequently, the original study findings in relation to agriculture remain relevant and can be summarised as:

- Site covered by boulder clay comprising reddish and grayish clay with some hard stones, with thin cover of loamy drift possible (1:50,000 scale Geological Map of Stockport District);
- Site soils of Crewe Association comprising mainly seasonally wet clayey soils on reddish till with loamy over clayey profiles locally where there is a cover of loamy drift. Wetness is principle limitation to land quality and access from late autumn to early May is restricted. Grassland is the optimum crop but the grazing season is curtailed by the relatively long winter (Sheet 3 of the National Soil Map); and
- Mainly land of moderate quality, Grade 3b with predominantly clayey soils (assessment by Reading Agricultural Consultants).

- 3.5.28 A review of the ALC identifies the site as on the cusp of Grade 3 and Urban (non-agricultural grading); given the scale of the available mapping it is not possible to apportion the ALC to various parts of the site.
- 3.5.29 The National Soils Map identifies the site as being *'Slowly permeable seasonably wet slightly acid but base-rich loamy and clayey soils'* with impeded drainage, moderate fertility, providing for seasonally wet pastures and woodland habitat with grassland and arable, some woodland landcover.
- 3.5.30 Notwithstanding the above agricultural baseline, not all the site is used for agriculture.

Recreation

- 3.5.31 The site is over-washed by the Red Rose Community Forest. Community Forest programme was established in 1990 to demonstrate the potential contribution of environmental improvement to economic and social regeneration. The Mission of the Red Rose Community Forest partnership is to *'develop well-wooded multi-purpose landscapes that will improve the quality of life for those living and working within the Red Rose Forest boundary, creating better environments for people to use, cherish and enjoy and for businesses to invest in.'*
- 3.5.32 There are no other recreational designations within or immediately adjacent to the site.

Public Rights of Way

- 3.5.33 There is 1PRoW (reference: 253) that passes through Site D and crosses over Styal Road (see Appendix C). This can be summarised as:
- PRoW 253 (a – east of Styal Road) passes through the north-east and north-central areas of the site (adjacent to the electricity sub-station) from Styal Road towards Heald Green to the east via a farm access track situated off Bolshaw Road. The path on the ground does not consistently follow the route identified on the definitive map. The path generally has an unformed, bare-earth surface, of varying width that is indistinct in places attributable to its being severely overgrown. There

are no built barriers to access; however, vegetation prevents ease of passage. The path has good connectivity with other PRowS, particularly to the east of the railway. The path appears to be rarely used; and

- PRow 253 (b – west of Styal Road) passes over grassland between Styal Road and Tedder Drive. The path on the ground does not consistently follow the route identified on the definitive map. The path has unformed, bare-earth surface, of indistinct width. There are stiles located at 3 locations, including both termination points. The path has connectivity with footways adjacent to highways. The path appears to be rarely used.

3.5.34 All other access is restricted to the public highway.

3.5.35 The national Sustrans Route 85, with links to the Manchester Orbital Cycleway, passes by the western boundary of the site, adjacent to Styal Road and forms part of a Major Recreational Route (Manchester City Council Unitary Development Plan).

Summary of Key Environmental Features

- 3.5.36 The key environmental interest features of site D can be summarised as:
- Predominantly open land divided into four distinct areas by road and railway infrastructure: to the south-east is primarily agricultural grazing land; central-east is primarily occupied by an electricity sub-station; north-east comprises rough grass with tree belts; and to the west comprises agricultural grazing with residential properties, and petrol station;
 - Close proximity to Airport Operational Area, including runway;
 - No county or district character areas overwhelm the site; the extant Cheshire character area Wilmslow (CE17) and draft Cheshire character area Lower Bollin (R8) lies immediately to the south;
 - Designated Green Belt;
 - Neutral Grassland – capable of mitigation;
 - Woodland – capable of mitigation;
 - Birds (protected species);
 - Potential bats, reptiles, badger and invertebrates (potential species);
 - 2 HER within the site: Smithy Farm (on land to the west) and Site of Structures (identified as being below Styal Road and destroyed);
 - Safeguarded land for Rail Network Improvements (southern spur) cutting through the site to the south;
 - Safeguarded land for Department of Transport (SEMMMS) cutting through the site to the south;
 - Major Recreational Route (shown as passing through the centre of the site in north-south orientation along Styal Road) forms part of the Sustrans route 85 (Manchester Airport Orbital Cycleway);
 - Agricultural land classified as Grade 3b/urban cusp;
 - Properties within the site comprise Smithy Farm (residential), petrol station and electricity sub-station;
 - Site overwhelmed by the Red Rose Community Forest; and
 - 1 PRow through the site: from Tedder Drive through fields to Styal Road (west) and from Styal Road alongside the electricity sub-station (central-east) towards Heald Green.

3.6 Site E - Land to West of A538 (Oak Farm)

Site Context

- 3.6.1 This site comprises approximately 54.8ha of land, approximately square in shape, bounded by the A538 (Wilmslow Road) to the north-east/east, the M56 to the north-west/west, and field boundaries to the south (see Drawing 916-01/007). The site gradually rises from approximately 60m AOD in the west to 66m AOD in the east, with fingers of narrow valleys associated with streams that are sourced within the site and form tributaries to the River Bollin to the west (off-site).
- 3.6.2 The site is primarily occupied by agricultural land with a wooded clough, which forms part of the Sunbank Wood in the north of the site adjacent to the streams that issue within the site, and isolated properties. Sunbank Lane passes through the site in an east-west orientation between Wilmslow Road (A538) and the M56 motorway overbridge to Warburton Green. Oak Farm is situated to the north of the site, adjacent to Wilmslow Road (A538)/Wilmslow Old Road, with Oak Cottages in the centre of the site and Keepers Cottage to the north-west, both located off Sunbank Lane. The site also includes a depot within the curtilage of the M56 (Junction 6) sliproad/A538 (Wilmslow Road) junction to the far north of the site.
- 3.6.3 The site has limited direct connectivity to the existing Airport Operational Area. The north-eastern boundary is adjacent to operational area, albeit separated by Wilmslow Road (A538) and raised landscaped embankment within the operational area which is occupied by airport hangers, freight storage/offices. Other adjacent land comprises primarily agricultural land (including Site A) to the east and large areas of woodland to the south (Cotteril Clough) and west (Sunbank Wood), and several residential properties located to the north-west, including the small settlement of Hale Bank.
- 3.6.4 The site is located within the administrative boundary of Manchester City Council.

Landscape and Visual

3.6.5 There are no County or District Character Areas applicable to the site itself, however, to the south/south-west is the Cheshire County character area of Ashley (CE13) and to the south-east, separated by the Airport's 2nd runway, is the Cheshire County character area of Wilmslow (CE17), the key characteristics of which are given in table 3.15 below.

Table 3.15 – Cheshire County Character Area Characteristics

Character Area	Key Characteristics
Ashley (CE13)	<ul style="list-style-type: none"> • Small to medium scale farmland without a major settlement; • Mainly pasture and horse-keeping, with a high number of over-mature hedgerow trees and relatively intact hedges giving a parkland appearance; • Few trees and hedges between the M56 and the county boundary, but wooded Bollin Valley is a feature; and • Strategy is to conserve typical features, with restoration in particular situations.
Wilmslow (CE17)	<ul style="list-style-type: none"> • A community urban fringe landscape with a wide variety of land uses; • Styal Country Park, Lindow Moss/Common and Bollin Valley Project are all managed for recreation; • Airport related development; • Farmland close to urban area; • Remnant parkland; and • Strategy to conserve and enhance

3.6.6 The draft Cheshire County character areas that will replace the above comprise Ashley (LFW6) and Lower Bollin (R8) respectively, though the boundaries are slightly amended, particularly in the case of the Lower Bollin (R8). The key characteristics are given in table 3.16 below.

Table 3.16 – Cheshire County Draft Character Area Characteristics

Character Area	Key Characteristics
Ashley (LFW6)	<ul style="list-style-type: none"> • Medium-scale landscape; • Gently undulating with minor variations in slope; • Combination of typical rural elements and very-intrusive man-made features; • M56 corridor; • Airport – especially second runway raised above level of surrounding land; • Railway lines; and • Medium settlement density.
Lower Bollin (R8)	<ul style="list-style-type: none"> • Steep, incised river valley; • Very urban character at eastern end; • Enclosed feel to west; • Mature woodland on valley slopes;

Character Area	Key Characteristics
	<ul style="list-style-type: none"> • Contrast between areas of ancient woodland and stands of exotic conifers; and • Locally strong influence from airport and A538 at western end of character area, extent of influence very restricted by the dense woodland cover and meandering nature of the valley floor.

3.6.7 The area to the north-west of the site (beyond the M56) lies within the Trafford Council Wooded Claylands character area, the key characteristics of which are given in table 3.17 below.

Table 3.17 –Trafford Council Character Area Characteristics

Character Area	Key Characteristics
Wooded Claylands	<ul style="list-style-type: none"> • Gently rolling topography, dissected by narrow, often steep, wooded valleys; • Areas of ancient woodland; • Predominantly pastoral; • Views restricted by trees, hedges and development, creating the impression of a small to medium scale landscape; • Scattered marl pits; • Piecemeal enclosure pattern; • Dispersed settlement pattern; and • Many shared characteristics with areas south of the M56 – relationship weakened by presence of motorway.

3.6.8 This area covers some 54.8Ha of Green Belt to the west of the airport between the A538 corridor to the east, the M56 corridor to the north-west and farmland and woodland to the south-west. The area is predominantly agricultural with an area of ancient woodland (Sunbank Wood) at the head of a small valley leading towards the Bollin. A minor road, Sunbank Lane, runs south-west from the A538 and winds through the area, linking properties at Oak Cottages (4no) and Keepers Cottage (1no). Two public rights of way run across the area allowing access to the Bollin valley to the south-west, with a third running along the western perimeter of the area adjacent to the motorway. Oak Farm lies just off the A538 at the northern edge of the area. The northernmost part of the area includes the southern half of M56 of Junction 6 and includes a depot compound.

3.6.9 Fields are large with boundaries formed by low hedges. Tree cover is notably denser to the south-west at both Sunbank Wood and to the south-west of Keepers Cottage. A belt of mature trees runs along the public

footpath in the south-east of the site and dense planting is present within the highway boundary along the A538.

- 3.6.10 Visually, the larger buildings within the airport perimeter can be seen in views looking east from much of the area. The corridor of the M56 is prominent to the north-west. Views into the area from properties at the edge of Hale beyond the motorway are available filtered through intervening tree cover. Agricultural buildings at Oak Farm are also evident in the north of the area.
- 3.6.11 Key characteristics of Area E can be described as follows:
- Visual influence of M56 corridor;
 - Noise from motorway;
 - Visual influence of larger airport buildings to north-east;
 - Tree cover concentrated towards south and west of area;
 - Ancient woodland at Sunbank Wood; and
 - Presence of large farm holding at Oak Farm.

Ecology and Nature Conservation

- 3.6.12 Site E contains a mixture of woodland and grassland habitats along with some sparse development. The ponds throughout the site add further diversity. The only designated wildlife area within Site E is Sunbank Woods and Ponds SBI, although Cotterill Clough SSSI (also an SBI) and Road Cutting at Castle Hill SBI adjoin the southeast boundary of Site E.
- 3.6.13 Species-poor semi-improved fields dominate Site E but contribute little to the site's ecological value. Ecological interest within the site comes from Sunbank Wood which extends into the south-western edge of the site. In addition (and despite their low height and species-poor nature), the hedges throughout Area E act as wildlife corridors linking the two ancient woodlands of Sunbank Wood and Cotterill Clough.
- 3.6.14 There are historical records of native bluebell, badger, several BAP bird species, adder, great crested newt and common toad within Site E. There are also records for several species of bat in the wider area. Site E currently contains habitats capable of supporting all of these species/species groups

and in the absence of detailed survey, a precautionary approach assumes they are all present.

- 3.6.15 The key ecological receptors of Site E (including their highest level of designation) are given below.

Sites and Habitats

- Sunbank Wood and Ponds (SBI)
- Ancient semi-natural woodland (UKBAP)
- Plantation (LBAP)
- Ponds (UKBAP)
- Running water (UKBAP)
- Species-poor hedgerows (UKBAP)
- Neutral grassland (LBAP)

Species

- Great crested newt (Habitat Regs.)
- Bats (Habitat Regs.) potential
- Otter (Habitat Regs.) potential
- Water vole (WCA) potential
- Native bluebell (WCA)
- Adder (WCA) potential
- Badger (PBA)
- Common toad (UKBAP)
- Birds (WCA nesting, UKBAP)

- 3.6.16 The value of the above receptors at Site E can be summarised into the following two categories. As this is a strategic assessment, a single value (the highest relevant value) is given to each of the summary receptors.

Sunbank Woods

- 3.6.17 This covers the SBI designation, the semi-natural ancient woodland habitat and the running water habitat and some ponds. In turn these habitats include the following species receptors: birds, bats, badger, otter, water vole, great crested newts, common toad, adder and native bluebell. This receptor is considered of County importance due to the grade A SBI designation. If damaged, this habitat is not capable of mitigation due to its ancient and complex character.

Great crested newt habitat

- 3.6.18 This includes the pond, hedgerow, woodland and grassland habitats. It should be noted that the habitats of importance to newts are also important to badgers, bats, birds, toads and reptiles. This receptor is considered of

County importance because the population of great crested newts at Manchester Airport is considered a “species hotspot” in the Greater Manchester Ecological Framework. Great crested newts are capable of mitigation.

- 3.6.19 Outside the above areas, the open fields of Site E are of little ecological interest.

Historic Environment

- 3.6.20 There are no WHS, SAMs, Registered Parks and Gardens, Registered Battlefields or Protected Wrecks identified on the site or within its immediate vicinity; nor are there are there any Conservation Areas.
- 3.6.21 The HER revealed a single record within the site boundary and a further 14 within 500m of the site boundary (see Table 3.18), including 3 Listed Buildings.

Table 3.18 – HER for Site E

Site Name	Reference	Description
<i>HER within the site boundary:</i>		
Site of Broad Oak Farm	9581.1.0	Monument: Farmhouse, farm, farmstead, pond.
<i>HER within 500m buffer:</i>		
Rose Cottage	8420.1.0	Listed Building: House, settlement
Site of Ridgeways Farmhouse	8421.1.0	Monument: Farmhouse, farm, farmstead, plaque
Site of Pinfold Farm	9583.1.0	Monument: Farmhouse, farm, farmstead, outbuilding, pond. (Located within Airport Operational Area in area of hard-standing)
Site of Ringway Chapel	9582.1.0	Monument: Chapel, religious ritual and funerary. (Located within site A)
Site of Cloughbank Farm	9584.1.0	Monument: Farmhouse, farm, farmstead, chimney, outbuilding, timber framed building. Listed Building Grade II (Located within site A)
Site of Higher Mainwood Farm	9585.1.0	Monument: Farmhouse, farm, farmstead. (Located within Airport Operational Area in area of 1 st runway)
Wayside Farm	9844.1.0	Building: Barn, farmhouse, farm, farmstead. (Also within proximity to site A)

Site Name	Reference	Description
Castlehill Farm	2019.2.0	Building: Farmhouse, farm, farmstead, pond. (Also within proximity to site A)
Site of Ullerswood Castle	2019.1.0	Monument: Defence, castle, motte, ditch. (Also within proximity to site A)
Yewtree House	8629.1.0	Listed Building: Farmhouse, farm, farmstead
Site of Mill Field, Hale	3723.1.0	Monument: Industrial site, mill, watermill
Halebank Cottage	9580.2.0	Monument: Settlement
Halebank Farm, Ringway	9580.1.0	Monument: Barn, Farmhouse, farm, farmstead, orchard, site, pond
Buckhall Farm	9707.1.0	Listed Building: Farmhouse, farm, farmstead

- 3.6.22 The Site of Broad Oak Farm (HER 9581.1.0) is identified as having been mostly built over with 2 blocks of post-war terraced housing. Furthermore, its condition is recorded as 'Destroyed'.
- 3.6.23 A portion of the site, from the west up to the line of Sunbank Lane (formerly Back Lane) is understood (PJO Archaeology, June 2007) to have formed part of larger medieval parkland. Reference to the OS 6 inch map (1882) shows Broad Oak Farm as being located in the area of Oak Cottages to the north-east of this parkland. Later editions (1910 OS 6 inch) no longer reference the farm which is replaced by Broadoak Cottages.
- 3.6.24 As with Site A, the PJO Archaeology (June 2007) report identifies the area as largely relating to the medieval and later periods, but that the lack of evidence for early settlement may not be conclusive.
- 3.6.25 The Styal Estate National Trust property is located approximately 1.1km from the south-eastern boundary of the site, separated by the 2nd runway.

Land Use and Recreation

Land Use

- 3.6.26 Land use within the site is primarily agriculture, although includes significant areas of woodland (classified as agricultural given that it serves no formal recreational facility and is surrounded by agricultural land), and isolated residential properties. The site also includes a Highways Agency depot

classified as 'infrastructure' to the far north of the site and highway.

Adjacent land use primarily comprises agricultural land on all sides with the exceptions of isolated residential including the settlement of Hale Bank to the west and Airport Operational Land to the north/north-east, primarily commercial.

3.6.27 There are no land use planning allocations, ie housing, employment, etc or safeguarding, ie for road/rail schemes within the extant Manchester City Council Local Plan. However, the following site-specific land use planning policies have been identified:

- River Valley Areas (updated Aug 2004) – identifies entire site, assumed to relate to River Bollin valley - Policies EW31 & EW32 ;
- Green Belt – designation overwashes the entire site – Policy E2.1
- UDP Area EW1 – Policy EW1;
- Major Recreational Routes (updated Aug 2004) – identified along A538 Wilmslow Road – – No clear policy identified within plan, policies on recreational access include: E3.4, EW30 & DC22.1; and
- Sites of Biological Interest in Manchester (updated to Aug 2004) – identifies Sunbank Woods SBI – Policies E2.2 and EW33.

Agriculture

3.6.28 Site E was also the subject of the original study (CBA, 2000 ~ Site E), although the site boundary has since been significantly reduced to exclude the primarily agricultural land from the River Bollin to the west. However, the original study findings in relation to agriculture remain relevant and can be summarised as:

- The majority of the site is on land belonging to Oak Farm ~ a 76ha commercial dairy farm. The presence or extent of land belonging to Halebank Farm is not known.
- Site covered by boulder clay comprising reddish and grayish clay with some hard stones, with thin cover of loamy drift possible (1:50,000 scale Geological Map of Stockport District);
- Site soils of Salop Association comprising mainly seasonally wet loamy over clayey soils on reddish till. Wetness is the principle limitation to land quality and access from late autumn to late April is restricted.

Grassland is the optimum crop and the bulk of the surrounding farmland is in similar grassland use (Sheet 3 of the National Soil Map);

- Mainly land of moderate quality, Grade 3b with predominantly clayey soils (assessment by Reading Agricultural Consultants); and
- Slopes along the clough are steep enough to reduce the land quality to Grade 4, although these woodland areas are not in agricultural use.

3.6.29 A review of the ALC identifies the site as Grade 3.

3.6.30 The National Soils Map identifies the site as being '*Slowly permeable seasonably wet slightly acid but base-rich loamy and clayey soils*' with impeded drainage, moderate fertility, providing for seasonally wet pastures and woodland habitat with grassland and arable, some woodland landcover.

Recreation

3.6.31 The site is over-washed by the Red Rose Community Forest. Community Forest programme was established in 1990 to demonstrate the potential contribution of environmental improvement to economic and social regeneration. The Mission of the Red Rose Community Forest partnership is to '*develop well-wooded multi-purpose landscapes that will improve the quality of life for those living and working within the Red Rose Forest boundary, creating better environments for people to use, cherish and enjoy and for businesses to invest in.*'

3.6.32 There are no other recreational designations within or immediately adjacent to the site.

Public Rights of Way

3.6.33 There are 5 PRowS that passes through the site (see Appendices C).

These can be summarized as follows:

- PRow 6 provides access between Wilmslow Road (A538) adjacent to Oak Farm, south-west between agricultural fields to Sunbank Lane;
- PRow 15 provides access between Sunbank Lane (directly opposite from PRow 6 above), south-west through the site between agricultural

fields and partly within Sunbank Wood to Mill Lane near Castle Mill Farm;

- PRow 16 provides access between Sunbank Lane through agricultural fields and adjacent to Cotteril Clough to Mill Lane via a track near Castle Mill Farm;
- PRow 10 provides access between Keepers Cottage and Wilmslow Road (A538) (north of Oak Farm) ; and
- PRow 11a provides access west from Keepers Cottage, connecting with PRow 10 above.

3.6.34 The MAG Runway 2 Trail identifies access through the site using PRow 16.

3.6.35 The national Sustrans Route 85, with links to the Manchester Airport Orbital Cycleway, passes by the eastern boundary of the site and forms part of a Major Recreational Route (Manchester City Council Unitary Development Plan).

Summary of Key Environmental Features

- 3.6.36 The key environmental interest features of site E can be summarised as:
- Predominantly open countryside (agricultural land with linear wooded clough) with isolated residential properties and depot within curtilage of M56 sliproads;
 - Generally remote from Airport Operational Area with only a small length of perimeter in northern extremity having connectivity. The majority of connectivity is via Site A only;
 - Public highway (Sunbank Lane) passes through site;
 - No landscape character areas cover the site – extant Cheshire County areas Ashley (CE13) and Wilmslow (CE17), draft Cheshire County areas Ashley (LFW6) and Lower Bollin (R8) and Trafford Council areas (Wooded Claylands) are within close proximity to the site;
 - Designated Green Belt;
 - Cotteril Clough SSSI & SBI (Grade A) immediately to south of site;
 - Sunbank Wood SBI (Grade A) – not capable of mitigation;
 - Great Crested Newt habitat – capable of mitigation;
 - Great crested newt, native bluebell, badger, common toad and birds (protected species);
 - Potential bats, otter, water vole and adder (protected species);
 - Ancient woodland;
 - 1 HER within the site: Site of Broad Oak Farm – identified as having been destroyed;
 - Major Recreational Route (along eastern boundary) – forms part of the Sustrans route 85 (Manchester Airport Orbital Cycleway);
 - Agricultural land classified as Grade 3b;
 - Properties within site include: Oak Farm, Oak Cottages and Keepers Cottage (residential), and depot;
 - Site overwashed by the Red Rose Community Forest;
 - 5 PRowS cross through the site: between Sunbank Lane and Oak Farm/Wilmslow Road, between Sunbank Lane and Castle Mill Farm through Sunbank Wood; between Sunbank Lane to Cotteril Clough, and from Keepers Cottage along M56; and
 - Path PRow16 identified as forming part of MAG Runway 2 Trail connecting route.

3.7 Site F - Parallel Taxi-way

Site Context

- 3.7.1 This site comprises approximately 11.8ha of land, rectangular in shape (orientated north-east to south-west), bounded by existing Airport Operational Land to the south, east and west, and cutting through agricultural land, not following existing field boundaries to the north (see Drawing 916-01/008). The site is predominantly relatively flat, lying at approximately 55m AOD, with the exception of the River Bollin valley to the north-east
- 3.7.2 The site comprises a combination of agricultural land and woodland associated with the River Bollin corridor. A single property (Wycot) is located within the site boundary, situate between runway lagoons to the south and Wood Lane to the north. Wood Lane enters the site from the south-west providing the only access to Stock-in-Hey Farm (off-site) and terminating adjacent to the man-made lagoons before forming an access track to the north-east of the site.
- 3.7.3 The site is bounded by existing Airport Operational Land (runway) to the north-east, east and south-west with runway surface water lagoons. Other adjacent land comprises agricultural land to the north and west.
- 3.7.4 The site is located within the administrative boundaries of Manchester City Council (north-east) and Cheshire East Council (south-west).

Landscape and Visual

- 3.7.5 The site is situated within the Cheshire County character area of Ashley (CE13). To the north-east, separated by the Airport's 2nd runway, is the Cheshire County character area of Wilmslow (CE17). The key characteristics of these character areas are given in table 3.20 below.

Table 3.20 – Cheshire County Character Area Characteristics

Character Area	Key Characteristics
Ashley (CE13)	<ul style="list-style-type: none"> • Small to medium scale farmland without a major settlement; • Mainly pasture and horse-keeping, with a high number of over-mature hedgerow trees and relatively intact hedges giving a parkland appearance; • Few trees and hedges between the M56 and the county boundary, but wooded Bollin Valley is a feature; and • Strategy is to conserve typical features, with restoration in particular situations.
Wilmslow (CE17)	<ul style="list-style-type: none"> • A community urban fringe landscape with a wide variety of land uses; • Styal Country Park, Lindow Moss/Common and Bollin Valley Project are all managed for recreation; • Airport related development; • Farmland close to urban area; • Remnant parkland; and • Strategy to conserve and enhance

3.7.6 The draft Cheshire County character areas that will replace the above comprise Ashley (LFW6) and Lower Bollin (R8) respectively, though the boundaries are slightly amended, particularly in the case of the Lower Bollin (R8). The key characteristics are given in table 3.21 below.

Table 3.21 – Cheshire County Draft Character Area Characteristics

Character Area	Key Characteristics
Ashley (LFW6)	<ul style="list-style-type: none"> • Medium-scale landscape; • Gently undulating with minor variations in slope; • Combination of typical rural elements and very-intrusive man-made features; • M56 corridor; • Airport – especially second runway raised above level of surrounding land; • Railway lines; and • Medium settlement density.
Lower Bollin (R8)	<ul style="list-style-type: none"> • Steep, incised river valley; • Very urban character at eastern end; • Enclosed feel to west; • Mature woodland on valley slopes; • Contrast between areas of ancient woodland and stands of exotic conifers; and • Locally strong influence from airport and A538 at western end of character area, extent of influence very restricted by the dense woodland cover and meandering nature of the valley floor.

3.7.7 A narrow strip of land some 11.8Ha in area, within the Green Belt, running from north-east to south-west adjacent to the western edge of the second runway. To the north-west, the area is bounded by agricultural fields. A bungalow, Wycot is located within the area set within dense woodland

adjacent to the airport balancing ponds. The area is agricultural to the north-west with areas of airport perimeter planting present to the south-east. The Bollin flows through the north-eastern edge of the area where it exits the tunnel beneath the second runway. The river banks are well treed.

- 3.7.8 Road access to the area is via a network of narrow winding country lanes, culminating in Wood Lane which terminates at the access road into the area. Public rights of way allow pedestrian access from the north-west.
- 3.7.9 Key characteristics of Area F can be described as follows:
- Close proximity of runway to east;
 - Peaceful feel, intermittently intruded upon by presence of aeroplanes;
 - Physical distinction between airport perimeter planting and farmland; and
 - Woodland to north in Bollin valley.

Ecology and Nature Conservation

- 3.7.10 Area F is a narrow strip of land containing a mix of woodland and grassland habitats and many ponds. Grass habitats include two arable fields and patches of neutral and marshy grassland. Wooded habitats are dominated by broad-leaved plantation although there is an area of broad-leaved woodland in the north adjacent to the River Bollin, which also passes through Site F. Dense and scattered scrub and species-poor hedges make-up the remainder of the habitat mix. Excluding the arable fields, the complex mosaic of flower-rich grasslands, hedgerows, trees, scrub growth, marshy grassland and ponds appears to have high biodiversity value.
- 3.7.11 There are no designated wildlife sites within Site F. A range of important species are known to use the habitats in and around Site F. Great crested newts currently breed in seven ponds within or adjacent to the site. The Woodend Bat barn is located in the north of Site F and is used by whiskered/Brandts bats. Bat boxes have been placed around the wooded areas of the Bollin Valley (these are used by pipistrelles and noctules). Otters have recently been recorded on the River Bollin where it passes under the runway at Site F and badger setts are known to the east and west

of the runway. Habitats within Site F are likely to provide foraging and/or shelter for all of these species and for a range of birds.

- 3.7.12 The key ecological receptors of Site F (including their highest level of designation) are given below.

Sites and Habitats

- East Woodend Wood (SBI)
- Woodend Lady Lane (SBI)
- Broad-leaved semi-natural woodland (UKBAP)
- Broad-leaved plantation (LBAP)
- Ponds (UKBAP)
- River Bollin (UKBAP)
- Species-poor hedgerows (UKBAP)
- Marshy grassland (LBAP)
- Swamp (LBAP)
- Neutral grassland (LBAP)

Species

- Great crested newt (Habitat Regs.)
- Bats (Habitat Regs.)
- Otter (Habitat Regs.)
- Water vole (WCA) potential
- Badger (PBA) potential
- Common toad (UKBAP)
- Birds (WCA nesting, UKBAP)

- 3.7.13 The value of the above receptors at Site F is summarised as follows. As this is a strategic assessment, a single value (the highest relevant value) is given to each of the summary receptors.

Great crested newt habitat

- 3.7.14 This includes the pond, hedgerow, woodland (including plantation) and grassland and swamp habitats. It should be noted that the habitats of importance to newts are also important to badgers, bats, reptiles, common toad and birds. This receptor is considered of County importance because the confirmed population of great crested newts at Manchester Airport is considered a “species hotspot” in the Greater Manchester Ecological Framework. The area is also structurally diverse and supports reptiles. Great crested newts and other species are capable of mitigation, although in this instance, the process would be extended and difficult to negotiate on-site due to the complexity of the site.

Bats

- 3.7.15 This includes the Woodend Bat Barn and pond, river, hedgerow and woodland (including plantation) habitats. This receptor is considered of County importance because the variety of bat species roosting in the area. Bats in this instance are capable of mitigation.

River Bollin

- 3.7.16 This includes otter, water vole and bats. This receptor is considered of Local importance because the small section of the River Bollin that passes through the site has records of otter. While this small stretch is unlikely to be important on its own, it will form an important corridor for otter. This habitat is possibly capable of mitigation if damaged, pending detailed assessment.

Historic Environment

- 3.7.17 There are no WHS, SAMs, Registered Parks and Gardens, Registered Battlefields or Protected Wrecks identified on the site or within its immediate vicinity; nor are there any Conservation Areas.
- 3.7.18 No HER features were identified within the site boundary. However, 3 HER features were identified within 500m of the site boundary (see Table 3.22). All these records relate to Listed Buildings that are situated within the operational area of the Airport and have subsequently been removed as part of the 2nd Runway construction.

Table 3.22 – HER for Site F

Site Name	Reference	Description
<i>HERs within 500m buffer:</i>		
Beehive Farmhouse	DCH4731	Listed Building: Farmhouse (Located within Airport Operational Area in area of 2 nd runway)
Hanson House and adjoining out-buildings	DCH5234	Listed Building: House, farm building, stable block with hayloft (Located within Airport Operational Area in area of 2 nd runway)
Hill House	DCH5081	Listed Building: House (Located within Airport Operational Area in area of 2 nd runway)

- 3.7.19 The Styal Estate National Trust property is located approximately 700m from the north-eastern boundary of the site, separated by the 2nd runway.

Land Use and Recreation

Land Use

- 3.7.20 Land use within the site comprises a combination of agriculture and recreation (wooded areas associated with the River Bollin corridor to the east), with single property (Wycot) immediately adjacent to the Airports 2nd runway. Adjacent land primarily comprises agricultural land to the north with isolated property (Stock-In-Hey Farm) and Airport Operational Area to the east, south and west, associated with the Airport runways.
- 3.7.21 There are no land use planning allocations, ie housing, employment, etc or safeguarding, ie for road/rail schemes within the extant Manchester City Council Local Plan. However, the very small parcel of land falling within the Manchester City Council district boundary does fall within Airport's Operational Area (as corrected within the UDP Proposals Map). Furthermore, the following site-specific planning policies have been identified:
- River Valley Areas (updated Aug 2004) – overwashes entire site within Manchester City Council boundary - Policies EW31 & EW32 ;
 - Green Belt – overwashes entire site within Manchester City Council boundary - Policy E2.1;
 - UDP Area EW1 – overwashes entire site within Manchester City Council boundary - Policy EW1;
 - Airport Operational Area (corrected) & Major Development Site – overwashes entire site within Manchester City Council boundary – Policies EW20 to EW21 & EW23 to EW26;
 - Major Recreational Routes (updated Aug 2004) – identified as passing from the Bollin Road tunnel (A538 Wilmslow Road), between runways and heading north approximately adjacent to the River Bollin – No clear policy identified within plan, policies on recreational access include: E3.4, EW30 & DC22.1.

- 3.7.22 Furthermore, there are no land use planning allocations or safeguarding within the extant Cheshire East (former Macclesfield) Local Plan, although the site is over-washed with the following site-specific designations:
- Areas of Special County Value – identifies small area to the north-east of the site – Policy NE1;
 - Indicative Flood Risk – identifies area adjacent to River Bollin – Policy DC17;
 - Green Belt – overwashes entire site within Cheshire East Council boundary -Policy GC1; and
 - Site of Nature Conservation Importance (SNCI) - overwashes the majority of the site within Cheshire East Council boundary – Policy NE13.

Agriculture

- 3.7.23 Site F did not form part of the original study (CBA, 2000) and consequently, reliance is made on the ALC and National Soils Map.
- 3.7.24 A review of the ALC identifies the site as Grade 3.
- 3.7.25 The National Soils Map identifies the site as being '*Slowly permeable seasonably wet slightly acid but base-rich loamy and clayey soils*' with impeded drainage, moderate fertility, providing for seasonally wet pastures and woodland habitat with grassland and arable, some woodland landcover.
- 3.7.26 Given the similarity of Site F to Sites A to E, with respect to the ALC data and National Soils Mapping, and the relatively small portion of the site given over to agricultural land, it is considered acceptable to consider the land to be of moderate quality and therefore Grade 3b.

Recreation

- 3.7.27 There are no recreational designations within or immediately adjacent to the site.

Public Rights of Way

- 3.7.28 There are 2 PRowS that passes through the site (see Appendix C). These can be summarized as follows:
- Mobberley FP94 - provides access adjacent to Wood Lane (east-west orientation) and passes through the site to the south-west; and
 - Mobberley FP65 - Provides access between Wood Lane north/west over agricultural fields and Breach House Farm off Breach House Lane to the west.
- 3.7.29 There is good path connectivity within the area with several PRowS heading north from Wood Lane and that connect to the above path directly or indirectly.
- 3.7.30 Furthermore, there are several informal paths in the vicinity of the woodland at the farm north-east of the site, adjacent to the River Bollin, with access over the River Bollin and through the 'Bollin Tunnel' under the 2nd runway, thereby providing access to Morley and Wilmslow in the south-east.
- 3.7.31 The MAG Runway Two Trail provides both a 'Short Route' and 'Long Route' which pass through/adjacent to Site F. The Short Route uses informal (unadopted) paths to the north-east, passing through the wooded area along the River Bollin and through the Bollin Tunnel. The Long Route uses PRow Mobberley FP94 along Wood Lane as it passes through the site and then circuits around the 2nd runway to the south-west before rejoining the short route near the southern end of the Bollin Tunnel.

Summary of Key Environmental Features

- 3.7.32 The key environmental interest features of site F can be summarised as:
- Predominantly open countryside (agricultural land) with area of woodland associated with the River Bollin corridor;
 - Direct connectivity with Airport Operational Area (runways) along north-east, east and south-west boundaries;
 - Public highway (Wood Lane) passes through site;
 - Site situated within the extant Cheshire County areas Ashley (CE13) and draft Cheshire County areas Ashley (LFW6);
 - Area of Special County Value;
 - Designated Green Belt;
 - Great crested newt, bats, otter, common toad and birds (protected species);
 - Potential water vole and badger (protected species);
 - Great Crested Newt habitat – capable of mitigation;
 - Bat habitat – capable of mitigation;
 - River Bollin habitat – possibly capable of mitigation;
 - East Woodend Wood SBI (Grade B);
 - Woodend Lady Lane SBI (Grade A);
 - 0 HER within the site;
 - Agricultural land classified as Grade 3b;
 - Single residential property within site (Wycot);
 - 2 PRoW cross through the site: Wood Lane, and between Wood Lane and Breach House Lane;
 - Paths along River Bollin corridor and through Bollin Tunnel under 2nd runway providing access to Morley and Wilmslow; and
 - MAG Runway 2 Trail short and long routes pass through the site: short route uses informal paths within the River Bollin corridor and the long route uses PRoW Mobberley FP94 which follows Wood Lane.

4.0 SUMMARY AND CONCLUSIONS

- 4.1 The Environmental Baseline (Part 1) of the Environmental Evidence Study sought to identify the key environmental features present at each of the Airport's operational area extension sites under a series of themed headings.
- 4.2 Information from this report will be used to assess the potential environmental consequences of a range of development scenarios, ie aircraft taxiway or aircraft apron, surface car parking, built operational development or built support and/or commercial development, as appropriate to each of the extension sites. The findings from the assessment will be presented within the Environmental Appraisal (Part 2) report.

DRAWINGS

Drawing	Revision	Description
916-01/001		Site Location Plan
916-01/002		Site Context and Environmental Baseline – Sites A to F
916-01/003	B	Site Context and Environmental Baseline – Site A
916-01/004	B	Site Context and Environmental Baseline – Site B
916-01/005	A	Site Context and Environmental Baseline – Site C
916-01/006	B	Site Context and Environmental Baseline – Site D
916-01/007	A	Site Context and Environmental Baseline – Site E
916-01/008	A	Site Context and Environmental Baseline – Site F

APPENDICES


Appendix	Description
A	Phase 1 Habitat Survey
B	Historic Environment Records
C	Public Rights of Way Plans and Assessment Forms



- Key**
- Area A**
 - Broad-leaved semi-natural woodland
 - Broad-leaved plantation woodland
 - Dense scrub
 - Scattered scrub
 - Broad-leaved scattered trees
 - MG Neutral grassland
 - Marsh/marshy grassland
 - Improved grassland
 - Swamp
 - Standing water
 - Running water
 - Amenity grassland
 - Introduced shrub
 - Species-poor intact hedge
 - Fence
 - Buildings
 - Bare ground
 - T Target Notes (T01-T12)

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Rev	Description	Dwn	Appvd	Date



Genesis Centre
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Project:
 Manchester Airport outlying sites

Title:
 Phase 1 Habitat Survey

Map No.
 G2046.001

Scale: 1:4,604 @ A3 **Date:** 29/06/2009

Drawn: KVH	Checked: PG	Approved: PG
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- ### Key
- Area B
 - Broad-leaved semi-natural woodland
 - Broad-leaved plantation
 - Dense scrub
 - Scattered scrub
 - Broad-leaved scattered trees
 - SI Semi-improved neutral grassland
 - MG Neutral grassland
 - Improved grassland
 - Tall ruderal herb
 - Standing water
 - A Amenity grassland
 - Species-poor intact hedge
 - Species-poor defunct hedge
 - Species-poor hedge and trees
 - Fence
 - Bare ground
 - Dry ditch
 - Buildings
 - Target Notes (T01-T10)

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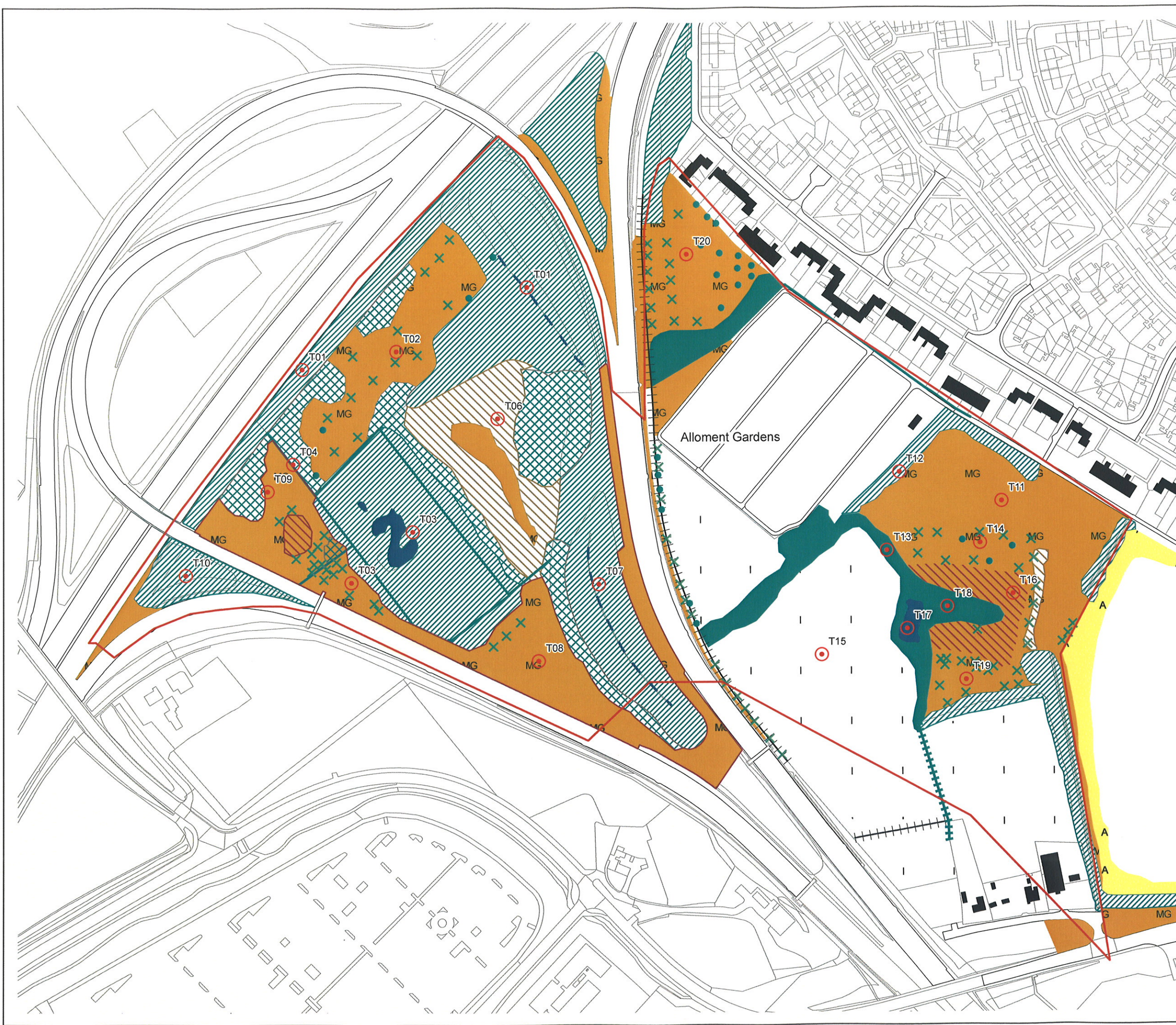


Rev	Description	Dwn	Appvd	Date

TEP

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Project: Manchester Airport outlying sites		
Title: Phase 1 Habitat Survey		
Map No. G2046.002		
Scale: 1:2,796 @ A3	Date: 29/06/2009	
Drawn: KVH	Checked: PG	Approved: PG



Key

- Area C**
- Broad-leaved semi-natural woodland
- Broad-leaved plantation
- Dense scrub
- Scattered scrub
- Scattered broad-leaved trees
- Neutral grassland
- Improved grassland
- Marsh/marshy grassland
- Tall ruderal herb
- Standing water
- A** Amenity grassland
- Species-poor intact hedge
- Species-poor hedge and trees
- Fence
- Dry ditch
- Buildings
- Target Notes (T01-T20)

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Rev	Description	Dwn	Appvd	Date

Project:
Manchester Airport outlying sites

Title:
Phase 1 Habitat Survey

Map No.:
G2046.003

Scale: 1:2,548 @ A## **Date:** 29/06/2009

Drawn: KVH	Checked: PG	Approved: PG
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Key

- Area D**
- Broad-leaved semi-natural woodland
- Broad-leaved plantation
- Dense scrub
- Scattered scrub
- Broad-leaved scattered trees
- Neutral grassland
- Improved grassland
- Poor semi-improved grassland
- Marsh/marshy grassland
- Tall ruderal herb
- Swamp
- Running water
- Amenity grassland
- Introduced shrub
- Buildings
- Bare ground
- Other habitat
- Standing water
- Species-poor intact hedge
- Species-poor hedge and trees
- Fence
- Target Notes (T01-T09)

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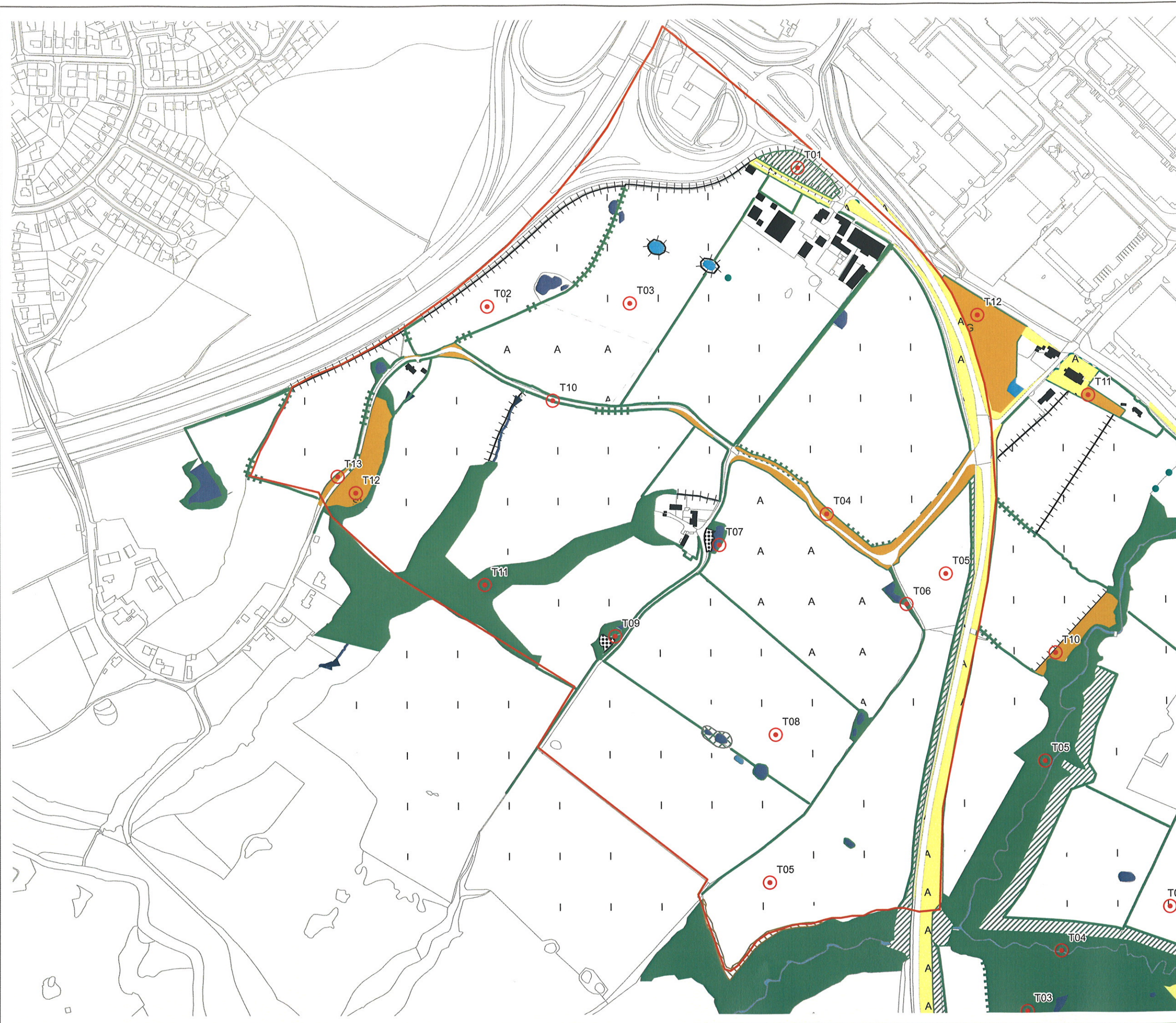
Project:
 Manchester Airport outlying sites

Title:
 Phase 1 Habitat Survey

Map No.:
 G2046.004

Scale: 1:2,070 @ A3 **Date:** 29/06/2009

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Key

- Area E**
- Broad-leaved semi-natural woodland
- Broad-leaved plantation woodland
- Dense scrub
- Scattered scrub
- Broad-leaved scattered trees
- MG** Neutral grassland
- SI** Semi-improved neutral grassland
- Improved grassland
- Tall ruderal herb
- Swamp
- Standing water
- Running water
- Arable land
- Amenity grassland
- Introduced shrub
- Species-poor intact hedge
- Species-poor defunct hedge
- Species-poor hedge and trees
- Fence
- Buildings
- Bare ground
- Target Notes (T01-T13)

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Project:
Manchester Airport outlying sites

Title:
Phase 1 Habitat Survey

Map No.:
G2046.005

Scale: 1:4,383 @ A3 **Date:** 29/06/2009

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Key

- Area F**
- Broad-leaved semi-natural woodland
- Broad-leaved plantation
- Dense scrub
- Scattered scrub
- MG Neutral grassland
- Improved grassland
- Tall ruderal herb
- Marsh/marshy grassland
- Swamp
- Standing water
- Running Water
- A Arable land
- Species-poor intact hedge
- Species-poor hedge and trees
- Buildings
- Target Notes (T01-T24)

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Project:
 Manchester Airport outlying sites

Title:
 Phase 1 Habitat Survey

Map No.
 G2046.006

Scale: 1:4,921 @A3 **Date:** 29/06/2009

Drawn: KVH	Checked: PG	Approved: PG
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1.0 GENERAL DETAILS

Site Name	Manchester Airport: Area A		
Job Number	2046	Doc. Ref	2046.001revA
Site Location	Between Manchester Airport and Wilmslow Road, centred on grid ref. SJ 810 841		
Date(s)	15 th April, 22 nd April 2009		
Surveyor(s)	P S Gateley		
Weather	Fine dry and bright on 15 th April, becoming very windy, more overcast on 22 nd April		
Seasonal Constraints	Survey undertaken at optimum times for woodland and hedges		
Methods	JNCC Phase 1 Habitat Survey and walkover for signs of protected species. NVC survey of ancient woodland in Cotteril Clough		
Drawing Ref:	G2046.002		
Target Notes:	2046.007		

	Written	Checked	Authorised
Initial	PSG	EJS	EJS
Signature			

2.0 PRE-EXISTING DATA FOR SITE

- 2.1 Desktop records for this site collated by Penny Anderson Associates; in report Manchester Airport Developments, Oak and Cloughbank Farms, Desk Study Report, May 2007. Field surveys are on-going during the 2009 season for habitats and species, both flora and fauna.
- 2.2 **Previous surveys undertaken at site:**
Various surveys are ongoing in 2009

3.0 HABITAT SURVEY RESULTS:

Phase 1 Habitat Type	Protection / Status	Target Note(s)	Description
Broad-leaved semi-natural woodland	SSSI, UKBAP and local BAP priority habitat	T03, T04, T05, T09	Two arms of Cotteril Clough SSSI ancient woodland (T04, T05 and T09) pass through this area. South of T04, T03 forms a more recent semi-natural woodland development, including ponds and many native species.
Broad leaved plantation		T06	Strips of plantation have been established along the edges of Cotteril Clough and as a screen between Cloughbank Farm and the airport.

Phase 1 Habitat Type	Protection / Status	Target Note(s)	Description
Dense scrub		T07	There is grey willow scrub around pond T06, within hawthorn and blackthorn hedging.
Scattered trees		T09	There are scattered mature oaks in the pasture north of T09, also trees planted around the chapel on the corner of Pinfold Lane.
Neutral grassland	Potential UKBAP and local BAP habitat	T01, T10, T11, T12	Some of the former agricultural fields are now unmanaged and hold coarse neutral grassland with increasing tall herb in some cases. Not generally diverse, the most species-rich of the grasslands is the short sward in the unused part of the chapel cemetery (T11).
Marshy grassland	Potential local BAP	T02	The unmanaged former field of T02 has developed into a rush-dominated sward that has quite diverse wetland flora in places.
Improved grassland	UKBAP broad habitat	T08	Generally managed and species-poor, T08 records a sample of this flat grassland type.
Swamp	Potential local BAP		There is a small area of swamp vegetation developed in the former pond by T12.
Standing water	Potential UKBAP and local BAP habitats	T03, T07	There are two quite large ponds within the developing T03 scrub/woodland and a pond surrounded by grey willow at T07. Each of these areas, though shaded, holds some water plants.
Running water	UKBAP habitat		Brooks run through both arms of Cotteril Clough, with their confluence just east of the culvert below Wilmslow Road.
Amenity grassland			Along the western edge of the site there are broad mown verges all along Wilmslow Road. Along the south-eastern edge there are flat mown grasslands associated with the edge of the runway and taxi-ways. There are also areas of amenity grassland associated with the pub and chapel in the northern part of the site.
Introduced shrub			There are beds of mixed shrubs as part of the landscaping to the aviation viewing park in the eastern extremity of the site.
Intact species-poor hedge	UKBAP and local BAP, but no 'Important' hedges		Hedges are strongly hawthorn dominated and are generally regularly maintained as low features, though the ones along the western edge are much denser and taller.
Species-poor hedge and trees	UKBAP and local BAP, but no 'Important' hedges		The hedge between T01 and T03 is tall and unmanaged and relatively diverse, with many tall tree specimens.
Bare ground			Small area where recent work in the northern part of T08 has broken through the grass sward.

4.0 ADDITIONAL NOTES:

The two arms of Cotterill Clough SSSI, with their diverse woodland and southern and westward flowing watercourses, comprise a significant landscape feature and wildlife corridor. The ancient woodland includes good populations of groundflora species indicative of old woodland, including a small population of the parasitic toothwort. Cotteril Clough SSSI continues to the west of Wilmslow Road, with a break in tree cover and the watercourse culverted.

The suite of improved pastures lacks diversity in both species and structure and contributes little of ecological value, however the hedge system enclosing the fields does have some wildlife and landscape value. Woodlands and hedgerows were surveyed early in the season and the diversity of the SSSI woodland was clearly demonstrated. However the hedges generally lack diversity, being strongly dominated by hawthorn, with even the most diverse strip (between T01 and T03) not qualifying as 'Important' under the Hedgerow Regulations. There is another section of fairly diverse hedge along the western side of Wilmslow Old Road, north of T09, this is border-line as 'Important'.

Tall mature trees, mainly oak, are mainly found sparsely in the some of the hedges, but there are also some free-standing specimens.

This area is forms part of intensive field investigations (along with Area E), following the Desktop Survey presented by Penny Anderson Associates Limited in May 2007. All protected species that are recorded locally are currently being surveyed, along with all habitats of local, regional and national importance.

5.0 SUMMARY:

This site lies wholly within the Mosses and Meres Natural Area

Protected Sites/Habitats

Within the site, or in a 1km zone around its edges, there are none of the following:

Ramsar Sites

Special Protection Areas

Special Areas of Conservation

National Nature Reserves

Local Nature Reserves

Cotteril Clough, with two arms of broad-leaved woodland dissecting the site, is designated as a Site of Special Scientific Interest (SSSI). The SSSI designated woodland continues to the west of the site boundary, across the A538. The section of SSSI within Site A is currently in Unfavourable condition, west of the site the remainder of the site is in Favourable condition; condition re-monitoring, by English Nature, is expected in the near future.

Cotteril Clough woodland is also on the Ancient Woodland Inventory, both within the site and its continuation westwards. Also to the west (partially within Site E) Sunbank Wood is also included in the Ancient Woodland Inventory.

Cotteril Clough has grade A designation as a Site of Biological Importance (SBI). Within 1km, to the west Sunbank Wood and Ponds is also SBI Grade A, to the south-west Well and Double Woods is SBI grade A, to the south of Runway 2, Hooksbank wood on the Ancient Woodland Inventory.

One SBI grade C site, 'Pond Near Manchester Airport' lies within the southern part of the site (TNs 01, 02 and 03) and the 'Road Cutting at Castle Hill' grade A SBI lies along the western boundary of the site. Both of these sites are included on the national Grasslands Inventory, listed as 'Field Adjacent to Manchester Airport' and 'Verges on A538', respectively.

Protected species

Across the wooded parts of both Areas A and E there are records for pipistrelle, noctule, Daubenton's and whiskered bats, strongly indicating that detailed survey is necessary before any developments affecting potential roosting and foraging areas are planned.

There are no recent records for other protected mammals here: water vole, brown hare, badger, dormouse, harvest mouse or otter, though this latter species is known to have re-colonised the River Bollin.

All birds are protected at the nest and historic records indicate an active breeding population on this site. Historic records show that Local BAP species have bred in this area in the past; up-to-date bird breeding data is required.

Great crested newt (GCN) currently breeds in all of the three ponds within the developing woodland area of T03, south of Cottril Clough. There is also a small population recorded from the willow-surrounded pond T07. Presence of GCN will affect an area of 500m diameter from any breeding pond. Other amphibians are also present.

Various scarce insects have been recorded in the past, but there is no up-to-date data.

The European protected plant, bluebell is present within the wooded areas.

1.0 GENERAL DETAILS

Site Name	Manchester Airport: Area B		
Job Number	2046	Doc. Ref	2046.002revA
Site Location	North of Ringway Road, Wythenshawe, Manchester. Centred on grid ref SJ 836 856.		
Date(s)	11 June 2009		
Surveyor(s)	P S Gateley		
Weather	Fine dry and bright		
Seasonal Constraints	Survey undertaken at optimum time		
Methods	JNCC Phase 1 Habitat Survey and walkover for signs of protected species		
Drawing Ref:	G2046.002		
Target Notes:	2046.007		

	Written	Checked	Authorised
Initial	PSG	EJS	EJS
Signature			

2.0 PRE-EXISTING DATA FOR SITE

2.1 Desktop records not yet collated

3.0 HABITAT SURVEY RESULTS:

Phase 1 Habitat Type	Protection / Status	Target Note(s)	Description
Broad-leaved semi-natural woodland		none	Tiny fragment in garden boundaries at eastern end of hedgerow T03, mainly mature specimens of oak with sparse understorey.
Broad leaved plantation		T07, T08, T09.	There are two areas of mixed native and non-native broadleaves associated with small waterbodies in the north-eastern part of the site. Both are set in flat improved grassland and surrounded by low managed hawthorn hedges. There is a strip of mixed planting along the garden fences in the south-west (T07).
Dense scrub		T06	There is a patch of mainly hawthorn and bramble scrub development within the unmanaged T06 area and also a small area of willow scrub at the northern extremity of the T10 waterbody.
Scattered scrub		T06	Young woody regeneration is scattered within the T06 field

Phase 1 Habitat Type	Protection / Status	Target Note(s)	Description
Scattered trees			These are mainly just outside the site boundaries, in the roadside landscaping along Styal Road to the east and Shadowmoss Road to the west; these comprise exotic and native standard trees.
Semi-improved neutral grassland	Potential local BAP habitat	T06	This is mainly dry neutral grassland with some pockets of damper grassland in very small hollow areas. The field is currently not managed as improved grassland and has stretches of outgrown boundary hedge and some scrub regeneration within the sward. Landing lights for Runway 1 are located in this field.
Neutral grassland			There is only a very small area of modified neutral grassland in the angle of hedges near the middle of the site. Otherwise this type is found only as very narrow strips along fencelines and hedge bottoms.
Improved grassland	Potential UKBAP broad habitat	T01, T04	Target note 1 describes the sward of this most widespread habitat type of Area B. The swards are generally dense and species-poor but within the north-eastern corner of the site there are small scattered patches of damp sward dominated by marsh foxtail.
Tall ruderal herb		T02, T04, T05.	The largest area of tall ruderal development is the spread of nettle-dominated vegetation from the northern boundary into the unmanaged improved pasture of T04. Nettle is also associated with stretches of hedge bottom throughout Area B.
Standing water	UKBAP and local BAP habitat	T08, T10	There are two ponds in the northern part of the site. T08 is surrounded by dense plantation within a hawthorn hedge and has no significant aquatic or marginal vegetation. The hedge on the western boundary has been killed by flooding and there is much bare mud at this end. Despite the extensive eastern part of the T10 waterbody being open, there is very little aquatic or marginal vegetation but much bare mud.
Amenity grassland			Strips of mown amenity grassland are found along the road sides outside the site boundaries.
Intact species-poor hedge	UK BAP and local BAP habitat	T03	The vast bulk of the hedgerows surviving throughout Area B comprise managed hawthorn, with varying (but small) amounts of elder and bramble. A few stretches are left unmanaged and have grown tall; but, overall species diversity is very low and no hedges qualify as Important, under the regulations.
Defunct species-poor hedge			There are only a few stretches of gappy hawthorn hedge, mainly in the western half of the site.

Phase 1 Habitat Type	Protection / Status	Target Note(s)	Description
Species-poor hedge and trees	UK BAP and local BAP habitat	T05	Mature hedgerow trees are scarce within the site, usually occurring as individuals or open lines of two or three trees. Most are attractive mature oak and there are also specimens of ash. Hedgerow T05 has the highest density of trees. In the northern part of the site there is a short stretch of defunct hedge with trees.
Bare ground		T08, T10.	There is bare mud associated with both of the ponds on site, the quite extensive bare area around the shores of pond T10 raises the question of herbicide use around this waterbody.
Dry ditch		T03	There is a long section of nettle-dominated dry ditch along the southern side of the T03 hedge, also a short section within T09.

4.0 ADDITIONAL NOTES:

Much of this area appears to be intensively managed by the land occupier, with most of the hawthorn-dominated hedges being kept regularly cut low. Most of the improved pasture is managed to be dense and species-poor with signs of weed-killing, especially along the boundaries. Fields T04 and T06 are much less intensively managed. Generally the hedges are too low and narrow and the hedgerow trees too sparse to generate any major wildlife corridors through the area, but there is a network of minor corridors within the site.

Field survey shows that this area is generally quite intensively managed and supports only species-poor swards and hedgerows.

Given their scarcity in the area the resource of mature oaks and ash holds greater significance and they may well be of high value for invertebrates, birds and possibly bat species. A detailed bat assessment is recommended for the mature trees on site.

Desktop data needs to be collected and collated to put the site into context and pick up any previous records of protected species that may have been made for this area.

The network of hedges is overwhelmingly of native species and therefore would qualify as a UKBAP habitat, though no stretches meet the requirements for being designated as 'Important' under the Hedgerows Regulations.

5.0 SUMMARY:

This site lies wholly within the Urban Mersey Basin Natural Area, but on its southern fringes.

Protected Sites/Habitats

Within the site, or in a 1km zone around its edges, there are none of the following:

Ramsar Sites

Special Protection Areas

Special Areas of Conservation

Sites of Special Scientific Interest

National Nature Reserves

Local Nature Reserves

Protected species

No records for bats have been found for this area; a more intensive desktop search is required, followed by site survey if bat records are found

There are no recent records for other protected mammals here: water vole, brown hare, harvest mouse or otter.

All birds are protected whilst at the nest but details of species involved are unknown; up-to-date bird breeding data is required.

No records have been found for great crested newt (GCN) presence in the two ponds, T08 and T10; basic survey is required to determine presence/absence of GCN here. Even in the absence of GCN it is likely that other amphibians breed here.

1.0 GENERAL DETAILS

Site Name	Manchester Airport: Area C		
Job Number	2046	Doc. Ref	2046.003revA
Site Location	Western portion lies within the Junction 5 complex of the M56; to the east the site occupies land between Thorley Lane and the Wythenshawe residential area, bounded by Painswick Park to the east. Site centred on grid ref. SJ 812 863.		
Date(s)	9 th June and 11th June 2009		
Surveyor(s)	P S Gateley		
Weather	Fine dry and bright on both days, particularly hot and humid on 9 th June.		
Seasonal Constraints	Survey undertaken at optimum time		
Methods	JNCC Phase 1 Habitat Survey and walkover for signs of protected species		
Drawing Ref:	G2046.003		
Target Notes:	2046.007		

	Written	Checked	Authorised
Initial	PSG	EJS	EJS
Signature			

2.0 PRE-EXISTING DATA FOR SITE

2.1 Desktop records not yet collated

3.0 HABITAT SURVEY RESULTS:

Habitat Type	Protection / Status	Target Note(s)	Description
Broad-leaved semi-natural woodland	Potential UKBAP and local BAP habitat	T13, T17, T18	Original hedgerow and trees have developed into a wooded strip including the pond area of T17. This includes many mature specimens as well as more recent natural regeneration. A further area of natural regeneration has established to the east of the allotments.
Broad leaved plantation		T01, T03, T07, T12	East of the M56 most of the planted trees are in narrow bands along boundaries and are generally of some age, with many mature specimens. These plantations are a mix of native and non-native species. Within the M56 complex there are both old mature plantations and also tree planting contemporary with the road works.

Habitat Type	Protection / Status	Target Note(s)	Description
Dense scrub			Large areas of dense scrub have developed within the unmanaged areas of the M56 islands. These are mainly bramble-dominated, but there is also a very large stand of blackthorn scrub north of T07.
Scattered scrub			Scattered scrub has established along boundaries of neutral grassland swards in both parts of the site and within areas of unmanaged neutral swards. There is notable development along the eastern side of the motorway slip road.
Scattered trees			Scattered trees are generally naturally regenerated specimens within older areas of unmanaged grassland. Many of these are native species, but sycamore and Turkey oak are also quite frequent.
Neutral grassland	Potential UKBAP and local BAP habitat	T02, T05, T06, T08, T09, T11, T14, T19, T20	The vestiges of fields surviving from the former agricultural landscape have developed, without management, into dense coarse grasslands, with large areas also further developed as stands of tall ruderal herb and dense scrub. Some areas are currently quite flower-rich and diverse.
Marshy grassland	Potential local BAP habitat	T09, T16	There is a small area of marsh grassland within neutral sward in the M56 complex, but further east T16 represents a large area of diverse damp sward. This area is dominated by sedges, mainly glaucous sedge, and also holds a large population of marsh orchids.
Improved grassland	Potential UKBAP broad habitat	T15	In the eastern part of the site, some of the fields are under grazing management, by horses and ponies, resulting in a flat green sward, worn in places and poor in species.
Tall ruderal herb		T02, T06	Tall herbs are frequent within the unmanaged coarse grassland and coming to dominate in some places. The main species of tall herb noted here are nettle, creeping thistle, great willowherb and rosebay willowherb.
Standing water	UKBAP and local BAP habitat	T03, T17	There are two areas of standing water on site, both of them heavily shaded by shrub and tree canopy. However the water quality looks good in each pond and there are some waterside plants surviving in both areas.
Amenity grassland			There is a large tract of mown grassland against the eastern boundary of the site.

Habitat Type	Protection / Status	Target Note(s)	Description
Intact species-poor hedge	UKBAP and local BAP habitat	T03, T04	Part of the original pattern of hedges can still be traced through the M56 island, but this is now unmanaged and sections of hedge in both parts of the site have become subsumed in scrub and/or woodland development. The hedges originally around the T03 plantation are now under heavy shade of the mature canopy. Hedges are hawthorn-dominated, but there is also some blackthorn and elder.
Species-poor hedge and trees	UKBAP and local BAP habitat		A short section of hedge with mature trees survives in the eastern half of the site.
Dry ditch		T01, T07	Sections of very shaded dry ditch are found within the M56 island, surviving from the former field drainage system.

4.0 ADDITIONAL NOTES:

The eastern part of the site is quite isolated by the M57 and the slip-roads associated with junction 5 of the motorway. There are no particularly strong wildlife corridor links across the different parts of the site or to open countryside, but the eastern half has a diverse mix of habitats with lines of old hedgerow and plantation running through.

The entire site was not accessed at the time of survey, the allotment gardens were not visited and a way could not be found through to T20 area, to the north-west of the allotments. Between them, these two areas form quite a large area of the site. Also the motorway plantation of T10 was not accessed but could be viewed from the north, from T09 area.

This site is strongly fragmented by the M56 infrastructure that takes up a large proportion of an area that was already much affected by large-scale developments both to the north and the south. Sandwiched between the Wythenshawe housing area and Manchester Airport there are no strong ecological links to open countryside or extensive areas of wildlife habitat.

However, the intrinsic structural and species diversity of the different parts of the site is quite high and the lack of disturbance of the western section, due to the motorway, could well be an advantage to some species.

The pattern of the agricultural use of the land, prior to developments, can still be discerned and it forms the basis of most of the current matrix of habitats. But continued lack of management will mean that many of these features will eventually be lost, hedge lines will become more diffuse and remaining areas of neutral grassland, where not managed by grazing, are bound to become increasingly dominated by tall herb and scrub, eventually by woodland. Because of historic plantings of Turkey oak, horse chestnut and sycamore there is quite a strong non-native element to the scrub and woodland regeneration over all parts of the site.

Desktop survey is recommended for this area, as well as investigation of the stock of mature trees for their suitability to support bat populations.

Further fieldwork would also be required, with access gained to the securely fenced and locked allotment gardens and the open unmanaged land to their north-west.

5.0 SUMMARY:

This site lies wholly within the Urban Mersey Basin Natural Area, on its southern fringes.

Protected Sites/Habitats

Within the site, or in a 1km zone around its edges, there are none of the following:

Ramsar Sites
Special Protection Areas
Special Areas of Conservation
Sites of Special Scientific Interest
National Nature Reserves
Local Nature Reserves

Davenport Green Wood Site of Biological Importance (SBI), lies to the west, west of the M56.

Protected species

Although there are no recent localised records, large areas of both the western and eastern sections of this area appear to hold habitat favourable for bat species. Detailed survey is recommended before any developments affecting potential bat roosting and foraging areas are planned.

There are no recent records for other protected mammals here: water vole, brown hare, harvest mouse or otter.

All birds are protected at the nest. The western part of this site, in particular, has much suitable breeding habitat. There are no records to show that Local BAP species have bred in this area in the past, but collection of up-to-date bird breeding data is recommended.

No local records of great crested newt (GCN) currently breeding have been found; however the waterbodies in areas T03 and T17 should be surveyed for their presence.

The European protected plant, bluebell is present within some of the wooded areas.

Area D Phase 1 Habitat Survey Report Form



1.0 GENERAL DETAILS

Site Name	Manchester Airport: Area D		
Job Number	2046	Doc. Ref	2046.004revA
Site Location	This site straddles a railway junction, with the central part forming a triangle bounded by railtracks. It lies south of, and to the east of, Ringway Road, mainly between Styal Road and the main north/south running railway line to the east. The site is centred on SJ 840 850.		
Date(s)	11 June 2009		
Surveyor(s)	P S Gateley		
Weather	Fine dry and bright all day		
Seasonal Constraints	Survey undertaken at optimum time		
Methods	JNCC Phase 1 Habitat Survey and walkover for signs of protected species		
Drawing Ref:	G2046.004		
Target Notes:	2046.007		

	Written	Checked	Authorised
Initial	PSG	EJS	EJS
Signature			

2.0 PRE-EXISTING DATA FOR SITE

2.1 Desktop records not yet collated

3.0 HABITAT SURVEY RESULTS:

Habitat Type	Protection / Status	Target Note(s)	Description
Broad-leaved semi-natural woodland	Potential UKBAP and local BAP habitat	T08	A broad band of apparently naturally regenerated woodland has established on the west bank of the railway cutting along the eastern edge of the site. This extends into the site north of the footpath leading to the bridge across the railway.
Broad leaved plantation		T05	There are two bands of poplar-dominated plantation across the northern end of the site, east of Styal Road. These are long-established with some tall specimens. T05 is more diverse than the plantation belt further north.
Dense scrub			Some areas of dense scrub have developed on the steep banks of the deep railway cuttings, mainly to the west of Styal Road. Bramble is characteristic.

Habitat Type	Protection / Status	Target Note(s)	Description
Scattered scrub			Scattered scrub development is even more widespread along the steep rail banks, within the railway security fencing.
Scattered trees			There are lines of standard trees planted in the mown grass verges each side of Styal Road, including on the railway bridges. There is also a line of Norway maples within the sheep-grazed pasture in the south-western corner of the site.
Neutral grassland	Potential UKBAP and local BAP habitat	T01, T03, T06, T07, T09	The neutral swards here appear to have minimal management and are generally moderately species-rich and have some structural diversity. The swards on the steep rail cutting slopes are generally lower and sparser, but were not accessed for detailed investigation. Neither were the swards within the security fencing around the electricity sub-station that occupies most of the railway triangle.
Marshy grassland	Local BAP habitat	T04	South of the access road into the electricity sub-station there is a patch of quite diverse marshy grassland sward, described in T04.
Improved grassland	Potential UKBAP broad habitat		Between the railway and Styal Road, in the south-western corner of the site, there is a large flat area of uniform species-poor grassland currently grazed by sheep at the time of fieldwork
Poor semi-improved grassland	Potential UKBAP broad habitat	T02	To the west of Styal Road there are two small linked areas of pasture grazed by ponies. The sward is short and sparse in places with abundant creeping buttercup.
Tall ruderal herb		T06	Tall herb species are scattered through much of the neutral grassland, forming small stands, but in the south-western corner of T06 area there is an extensive patch of dense tall ruderal herbs.
Running water		T05	A short shaded section of ditch, possibly flowing to the north, was just visible within the dense growth under the T05 canopy. This water is deeply shaded and appeared to support neither aquatic nor marginal species.
Amenity grassland			Broad verges of regularly short mown grassland line each side of Styal Road where it passes through Area D.
Introduced shrub			Beds of exotic shrub species have been newly planted around the entrance to the airport car park to the west of Styal Road.

Habitat Type	Protection / Status	Target Note(s)	Description
Intact species-poor hedge	Potential UKBAP and local BAP habitat		Fragments of the hedge system survive from the former agricultural landscape, but disrupted by the railway junction and the dual carriage-way of Styal Road. These are hawthorn-dominated, though newer planting following the curve of the railway is more diverse. None of the hedges are 'Important' under the Hedgerows Regulations.
Species-poor hedge and trees	Potential UKBAP and local BAP habitat		There is a short section of hedge with mature trees in the north of the site, between Tedder Lane and Styal Road.
Bare ground			There are some areas of bare ground and very sparse vegetation associated with the bridge taking the access road to the sub-station across the railway

4.0 ADDITIONAL NOTES:

This site is very fragmented by the railway junction infrastructure and the central railway triangle is mostly occupied by an electricity sub-station.

The strongest wildlife corridor feature is the route of the main line along the eastern side of the site where the sides of the cuttings are dominated by dense natural woody regeneration, east of this railway there is open grazing landscape with extensive pastures with a network of hedges.

The other arms of the railway also have undisturbed cutting banks with increasing shrubby growth, providing links from the west to the main line in the east.

Within the site the fragmentary hedge system provides minor internal corridors. The unmanaged neutral grassland has structural diversity as well as some species diversity and the abundance of cover, flowers and seeds will be an important resource to small mammals and invertebrates especially. During the course of the field survey an adult fox was noted in broad daylight, possibly a vixen with cubs in a nearby den.

Owing to a combination of dense undergrowth of bramble and tall security fences the whole of this site could not be accessed. Much of the railway cutting banks could be viewed but areas T07, T08 and T09 could neither be viewed satisfactorily nor accessed for survey.

Though the site is fragmented and difficult of access for surveying, it forms quite a diverse array of topographies and habitats with the additional factor of much of it being little disturbed by human activity.

It is possible that a large and possibly diverse invertebrate biomass could survive across this varied site, a potential valuable food resource for bat and bird species. Survey for bats is recommended to check how valuable this site is for foraging and whether the larger, more mature trees and/or buildings within and near the site support bat roosts.

If a large bat population is noted then invertebrate survey would be recommended so that future management of the various grassland areas could be aimed at sustaining/enhancing current diversity and biomass.

Poplar dominated plantation could be underplanted with native species with a view to diversifying the canopy and the route of the ditchline traced and opened out to add to the habitats available here.

5.0 SUMMARY:

This site lies within the Urban Mersey Basin Natural Area, directly on its southern boundary.

Protected Sites/Habitats

Within the site, or in a 1km zone around its edges, there are none of the following:

Ramsar Sites

Special Protection Areas

Special Areas of Conservation

Sites of Special Scientific Interest

National Nature Reserves

Local Nature Reserves

Protected species

No records of bats using this area have been found to date, evening survey is recommended to look for their presence on site, along some of the linear features within this area.

There are no recent records for other protected mammals here: water vole, brown hare, badger, harvest mouse or otter.

Throughout the breeding season all birds are protected at the nest. There is a lack of bird data for this site that should be rectified before detailed development proposals are made.

There are no suitable breeding ponds for great crested newt (GCN) within the site or in close-enough proximity; amphibians generally are likely to be absent or very scarce here.

Area E: Phase 1 Habitat Survey Report Form



1.0 GENERAL DETAILS

Site Name	Manchester Airport: Area E		
Job Number	2046	Doc. Ref	2046.005revA
Site Location	Predominantly agricultural land, in the angle between the M56 (J5) and Wilmslow Road, west of Manchester Airport. Centred on SJ 804 847.in the south-eastern part of the site		
Date(s)	15 th April 2009		
Surveyor(s)	P S Gateley		
Weather	Fine dry and bright morning, becoming very windy in the afternoon		
Seasonal Constraints	Surveys undertaken at optimum time		
Methods	JNCC Phase 1 Habitat Survey and walkover for signs of protected species. NVC survey of ancient woodland in Sunbank Wood.		
Drawing Ref:	G2046.005		
Target Notes:	2046.007		

	Written	Checked	Authorised
Initial	PSG	EJS	EJS
Signature			

2.0 PRE-EXISTING DATA FOR SITE

- 2.1 Desktop records for this site collated by Penny Anderson Associates; in report Manchester Airport Developments, Oak and Cloughbank Farms, Desk Study Report, May 2007. Field surveys are on-going during the 2009 season for habitats and species, both flora and fauna.

3.0 HABITAT SURVEY RESULTS:

Phase 1 Habitat Type	Protection / Status	Target Note(s)	Description
Broad-leaved semi-natural woodland	SSSI, UKBAP and local BAP habitat	T11	The main area of woodland within this site is the upper parts of the ancient woodland of Sunbank Wood, the southern part of the site also abuts part of Cotterill Clough SSSI woodland. Smaller areas of woodland have developed around field ponds scattered through the area.
Broad leaved plantation		T01	Areas of plantation are all associated with fairly recent road construction; along Wilmslow Road and the M56 approaches. These plantations are dense and have a mix of native and exotic broad-leaved trees as well as some conifers.



Phase 1 Habitat Type	Protection / Status	Target Note(s)	Description
Dense scrub		T08	Small areas of dense willow-dominated scrub have developed around some of the field ponds.
Scattered scrub			There is scrub development, mainly bramble, scattered along the motorway edge, outside the site boundary fence to the north of T03 and west of T02.
Scattered trees			Apart from recently planted standards in the mown grass verge to Wilmslow Road, trees are rare outside a few of the site's hedgerows. There is an over-mature oak in the grassland just south-west of Oak Farm and another just east of T01 plantation.
Neutral grassland	Potentially local BAP habitat	T04	Between the hedges each side of Sunbank Lane there are strips of broad verge with neutral grassland swards, some of these are very worn by informal car parking and some stretches have a damp sward with cuckoo-flower frequent.
Improved grassland	UKBAP broad habitat	T02, T03, T05, T08	This by far the most extensive of the vegetation types mapped in Area E and is typically species-poor and lacking in structural diversity.
Semi-improved grassland	Potential Local BAP habitats	T12	T12 is a small unmanaged field with a quite diverse mix of neutral grassland and herbs. There are signs of badgers using this field and a possible sett site in the small section of wooded valley immediately to the east (within T11).
Tall ruderal herb			Although typical tall ruderal herbs are found along most of the field boundaries the most extensive area of this vegetation type is nettle and creeping thistle growth in a narrow strip along the woodland on the southern edge of T05.
Swamp	Potential Local BAP habitats	T03, T08	Some of the small field ponds scattered over Area E have become overgrown and choked by tall emergent marginal plants.
Standing water	UKBAP priority and Local BAP habitat	T02, T03, T06, T08, T09	Around a dozen of the small field ponds scattered through the area still hold standing water. Most are now quite strongly shaded but a small range of aquatic and marginal plants survives throughout.
Running water	UKBAP habitat	T11	Small watercourses run to the south-west through the north-eastern arms of Sunbank Wood.
Arable land		T03	The sward of southern part of field T03 appears to have been quite recently ploughed up.

Phase 1 Habitat Type	Protection / Status	Target Note(s)	Description
Amenity grassland			There is a strip of mown amenity grassland along the eastern edge of the site, on the western verges of Wilmslow Road.
Intact species-poor hedge	UKBAP habitat, local BAP habitat	T04, T10	The network of hedgerows across this stretch of agricultural land is still mostly intact. The majority of the hedges are strongly dominated by hawthorn, with only a few stretches with comparatively greater diversity. Surviving lanes and tracks through the area mostly have a hedge on each side.
Species-poor hedge and trees	UKBAP and Local BAP habitat	T04, T13	Mature hedgerow trees mainly occur in the western parts of Area E, with oak and ash predominating. Trees occur in the hedge further to the east along Sunbank Lane (T04).
Defunct species-poor hedge			Most of the hedges are still intact, but part of the T04 hedge system along Sunbank Lane is very gappy.
Defunct hedge and trees			At the south-western extremity of T02 field the short section of hedge and trees between Sunbank lane and the M56 fence is very gappy
Bare ground		T07, T09	There are patches of bare ground associated with filling in of ponds, along with some tipping of rubble. In both of these cases tall ruderal herb growth is developing rapidly.

4.0 ADDITIONAL NOTES:

Though mainly kept maintained to a very low stature the system of hedges throughout Area E helps to link the two ancient woodlands of Sunbank Wood and Cotterill Clough. The double hedges along the lanes make quite substantial corridors for wildlife such as small mammals, invertebrates and birds. This area is being covered by current field surveys, following the desktop study carried out by Penny Anderson in 2007.

Fieldwork for the 2009 Phase 1 Habitat Survey was undertaken at an optimum time to record details of the ancient woodland and to assess the hedgerows. For some areas of more diverse grassland identified during the desktop study it is proposed that NVC survey is carried out during July 2009.

It is regrettable that ponds are still being lost from this landscape. The pond survey should help determine what management can be undertaken to improve the diversity of these waterbodies and prolong their existence far into the future.

As in other areas outside the Airport Landscape and Habitat Management Plan, the hedges here are cut disappointingly low and narrow, it would be ecologically advantageous to persuade occupiers to modify their hedgerow management and encourage planting of further hedgerow trees to create lines of trees across the landscape.

Existing woodland and mature hedgerow trees will be surveyed for bat use and activity.

5.0 SUMMARY:

This site lies wholly within the Mosses and Meres Natural Area

Protected Sites/Habitats

Within the site, or in a 1km zone around its edges, there are none of the following:

Ramsar Sites

Special Protection Areas

Special Areas of Conservation

National Nature Reserves

Local Nature Reserves

Cotteril Clough, abutting the south-eastern site boundary, is designated as a Site of Special Scientific Interest (SSSI). The SSSI designated woodland continues east of the site boundary, across the A538 into Area A. The section of SSSI west of the A538 is currently in Favourable condition, within Site A the condition is Unfavourable condition; condition re-monitoring, by English Nature, is expected in the near future.

Sunbank Wood, extending into the south-western edge of Area E, is included in the Ancient Woodland Inventory (AWI), as is the remainder of the wood immediately south-west of the area boundary. The whole of Cotteril Clough woodland is also on the AWI. Further afield, to the west and just north of the M56, Warburton Wood is on the AWI and almost 1km to the south-west there is an ancient replanted woodland at SJ 972 836. South of Runway 2, Hooksbank Wood is a further area of Ancient Woodland.

Sunbank Wood and Ponds has Grade A designation as a Site of Biological Importance (SBI), as does Cotteril Clough. Within 1km, to the west are Wood Near Chapel Lane SBI and Rosmill SBI (incorporating Warburton Woods AWI). To the south Well and Double Woods is SBI Grade A and to the south of Runway 2.

To the south-west, the Road Cutting at Castle Hill SBI is Grade A and Ponds Near Manchester Airport is Grade C SBI, this latter site lying wholly within Area A. Both of these sites are also included on the national Grasslands Inventory, listed respectively as 'Verges on A538' and 'Field Adjacent to Manchester Airport'.

Protected species

Across the wooded parts of both Areas E and A there are generalised records for pipistrelle, noctule, Daubenton's and whiskered bats, strongly indicating that detailed survey is necessary before planning any developments affecting potential roosting and foraging areas.

There are no recent records for other protected mammals here: badger, water vole, brown hare, harvest mouse or otter, though possible badger signs were noted during April 2009 survey in T12 and the adjacent arm of Sunbank Wood.

All birds are protected at the nest at every stage of breeding. Records indicate an active breeding population here and show that Local BAP species have bred herein the past: a breeding bird survey is recommended to gather up-to-date data.

Great crested newt (GCN) currently breeds in two of the ponds in the north of the area (within T03 and just south-east of Oak Farm), albeit in low numbers. In the south-eastern parts of the site there is current GCN presence in one of the four ponds in the southern edge of T08 area and a larger presence in T06. Presence of GCN will affect an area of 500m diameter from any breeding pond. Other amphibians are present in the suite of ponds on site.

There is a record of adder in the south-western part of Sunbank Wood, this species is therefore likely to be present within Area E

Various scarce woodland insects have been recorded in the past, but there are no up-to-date data.

The European protected plant, bluebell is present within the wooded areas.

Area F: Phase 1 Habitat Survey Report Form



1.0 GENERAL DETAILS

Site Name	Manchester Airport: Area F		
Job Number	2046	Doc. Ref	2046.006revB
Site Location	This narrow linear site runs parallel to Runway 2, along its north-eastern edge, from near to the south-western end of the runway up to the Bollin tunnel. The site is centred on grid ref. SJ 801 824.		
Date(s)	26 th May 2009		
Surveyor(s)	P S Gateley		
Weather	Slightly over-cast, but remaining warm and dry		
Seasonal Constraints	Survey undertaken at optimum time		
Methods	JNCC Phase 1 Habitat Survey and walkover for signs of protected species		
Drawing Ref:	G2046.006		
Target Notes:	2046.007		

	Written	Checked	Authorised
Initial	PSG	EJS	EJS
Signature			

2.0 PRE-EXISTING DATA FOR SITE

2.1 Desktop records not yet collated

3.0 HABITAT SURVEY RESULTS:

Habitat Type	Protection / Status	Target Note(s)	Description
Broad-leaved semi-natural woodland	UKBAP and local BAP habitat	T07	One end of the old woodland on the steep sides of the Bollin valley projects into this site near the north-eastern end. This steep woodland is not included in the ancient woodland inventory but does have a diverse groundflora as well as some planted trees.
Broad leaved plantation		T01, T03, T05, T06	Various areas of plantation, associated both with Runway 1 and Runway 2 development, are scattered along the Area F strip, but concentrated in the north-east. These are mainly broad-leaved, with some non-native species and some pines.
Dense scrub		T14	Small areas of dense bramble scrub are scattered throughout, but there are also strips of planted scrub separating the runway edge from the agricultural land to the north-east,



Habitat Type	Protection / Status	Target Note(s)	Description
Scattered scrub		T02, T17, T14, T23	There is much shrubby regeneration in the unmanaged areas of grassland; with bramble, hawthorn, dog-rose and various tree species.
Neutral grassland	Potential UKBAP and local BAP habitat	T08, T10, T20, T23	These grasslands have mainly been modified by the construction of the runway and the change from their agricultural origins. Some, particularly T08, have been seeded with mixes replicating diverse semi-natural grasslands and now have notable biodiversity. Other areas have less-rich swards.
Marshy grassland	Potential local BAP habitat	T02, T12, T16	The underlying sub-soils are quite clayey and have been exposed in some places by the runway works. The clay retains water on its surface and encourages growths of various species of rushes and sedges.
Improved grassland	Potential UKBAP broad habitat		Parts of intensively managed pasture land extend into the site at the south-western end, on the north-west side of Wood Lane.
Tall ruderal herb		T09	Strips of tall ruderal herbs occur along some of the fencelines and boundaries but there is an extensive area with a mix dominated by great willowherb, around the bat-barn on site (T09).
Swamp	Local BAP habitat	T04, T11	Small areas of swampy vegetation are found around some of the ponds and also in wetter parts of the grassland matrix.
Standing water	UKBAP, local BAP habitat	T04, T13, T15, T18, T21	Waterbodies of varying sizes are found distributed in the both the north-eastern and south-western sections of Area F. Some of these are pre-existing field ponds, others new ponds dug as compensation for others lost to construction and some (T15) are water storage areas within the security fence and netted to deter bird use. Overall this resource holds a range of typical wetland plant species.
Running water	UKBAP, local BAP habitat		The River Bollin passes through the north-eastern end of Area F, emerging from the Bollin tunnel and flowing towards the west.
Arable land			In the central part of Area F, some areas of arable field are bisected by the site boundary line.
Intact species-poor hedge	UKBAP and local BAP habitat		Only short sections of the former agricultural hedge system survive in this narrow strip of land, generally strongly dominated by hawthorn and unmanaged and disconnected.

Habitat Type	Protection / Status	Target Note(s)	Description
Species-poor hedge and trees	UKBAP and local BAP habitat	T11, T17, T22	As with hedges generally, this resource is bound to be limited in such a narrow strip of land. However, there are some large mature specimens of oak and other trees in various sections of hedge surviving through Area F.

4.0 ADDITIONAL NOTES:

Site F falls within two adjoining Cheshire Sites of Biological Importance (SBI), the north of the site lies within East Woodend Wood SBI and the south of the site lies within Woodend-Lady Lane SBI (this SBI straddles both sides of the runway at this point).

The T08 bank along the south-eastern edge of the site forms a long south-westerly facing bank with a wide range of plant species and very likely also a wide range of invertebrates. Coupled with shrub planting and some sections of surviving hedge this makes a broad corridor strip of rich habitat for small mammals, invertebrates and birds to move along, parallel with the airport security fence and linking into the Bollin valley to the north-east and via T16 and T23 areas to the wider countryside west of the site.

As with the other areas surveyed, the pond and hedgerow resource is of UKBAP importance and should be sustained by sympathetic management.

It is known that bats use this area and the use of the successful bat barn (in T09 area) is regularly monitored.

The River Bollin is known to be used by otters and is a clean water resource with aquatic plants and fish typical of such area, this situation should be protected and preserved.

Despite its narrowness Area F has a wide range of habitats and species, with the central area being the least interesting zone ecologically. Elsewhere the complex mosaic of flower-rich grasslands, hedgerows, trees, scrub growth, marshy grassland and waterbodies appears to have high biodiversity value. It is important that this is sustained and that scrub growth is not allowed to proceed unmanaged at the expense of the grasslands and other habitats.

Details of aquatic and terrestrial invertebrate surveys carried out around the ponds could be extended and results used to inform future management of the area to sustain and enhance local biodiversity.

5.0 SUMMARY:

Area F lies within the Mosses and Meres Natural Area.

Protected Sites/Habitats

Within the site, or in a 1km zone around its edges, there are none of the following:

Ramsar Sites

Special Protection Areas

Special Areas of Conservation

National Nature Reserves

Local Nature Reserves

However, Site F does fall within East Woodend Wood SBI (in the north) and Woodend-Lady Lane SBI (in the south).

Directly north of the north-eastern end of this linear area, the western part of Cotteril Clough Site of Special Scientific Interest lies almost 1km away.

To the east of Runway 2 Hooksbank Wood is the closest area of Ancient Woodland, Cotteril Clough is also on the Ancient Woodland Inventory (AWI), as is Sunbank Wood, mainly over 1km away to the north. The northern end of Barleyhurst Wood comes to within 1km away to the east of Runway 2 whilst the south-western extremity of Oversley Farm Wood just comes to within 1km away to the north-east; each of these are on the AWI. To the north-west the ancient replanted woodland at SJ 792 836 lies about 1km away.

Well and Double Woods, near the north-eastern extremity, is the nearest SBI designated area to Area F; Cotteril Clough and Sunbank Wood, further to the north, also have SBI designation as do the nearby Road Cutting at Castle Hill and Ponds Near Manchester Airport sites.

Both the Road Cutting at Castle Hill and Ponds Near Manchester Airport SBI sites, about 1km to the north, are also on the national Grassland Inventory; much closer are the Wood Lane Meadows, just to the west of the south-western end of Area F.

Protected species

The Woodend Bat barn, constructed as compensation for loss of bat habitat in the path of Runway 2, is located in T09 area. The highest count in 2008 was of 14 whiskered/Brandts bats present. Also, bat boxes have been placed around the wooded areas of the adjacent Bollin Valley; these are most frequently used by pipistrelles, but noctules are also present. The strong presence of bats at the north-eastern end of the site indicates that detailed survey of the remainder of the area is advisable before any developments affecting potential roosting and foraging areas are planned.

Otter presence has recently been confirmed from the Bollin tunnel and nearby stretches of the river, which runs through the north-eastern end of Area F. There are no recent records for other protected mammals here: water vole, brown hare, harvest mouse or badger.

All birds are protected, by law, through all stages of the breeding process. There are many suitable areas of bird breeding and foraging habitat in this linear area and a current bird breeding survey is recommended to ascertain which species breed here.


Great crested newt (GCN) currently breeds in seven ponds within this area, or very close to it. These breeding sites stretch from T21 pond in the south-west to T13 to the north-east. The largest populations appear to be in T18 and in the large pond just outside the area boundary, west of the T08 label on the Habitat Survey plan. Presence of GCN will affect an area of 500m diameter from all breeding ponds.

**Manchester Airport Peripheral Sites
Areas A - F
Manchester Airport**

**Phase 1 Habitat Survey Target Notes
(TEP Ref: 2046.007)**

**For
Manchester Airport Group
Olympic House
Manchester Airport**

August 2009

Written: PSG	Checked: PSG	Approved: 
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CONTENTS

Target Notes for Sites:

A: Land to east of A538 (Oak Farm)

B: Land to North of Ringway Road

C: Land within Junction 5 of the M56

D: Land to South of Ringway Road, between Tedder Drive and Styal Road

E: Land to West of A538 (Oak Farm)

F: Parallel Taxi Way

Manchester Airport, Peripheral Sites, Target Notes Report

SITE A: land to east of A538 (Cloughbank Farm)

Target Note A T01

This small field is in a north/south alignment, immediately to the east of Wilmslow Road, in the southernmost part of the survey area. Along its western edge there is tall dense hawthorn hedge planted at the time of the road realignment. In the north the field abuts the southern edge of Cotteril Clough (TN04) and in the east the regenerated woodland of TN03. Along both of these edges there is considerable development of bramble growth along the sides of the currently unmanaged tall neutral grassland sward.

The tall roadside hedge is currently unmanaged and is backed, to the west, by a planted bank of mixed broad-leaved trees. A much more mixed hedge, with some mature trees, lies along the eastern side. Despite being more species-rich than most local hedges no 30m length contained more than 5 woody species.

<i>Alopecurus pratensis</i>	A
<i>Anthoxanthum odoratum</i>	F
<i>Rumex acetosa</i>	F
<i>Ranunculus acris</i>	F
<i>Cirsium arvense</i>	F
<i>Festuca rubra</i>	F
<i>Cirsium palustre</i>	O
<i>Cardamine pratensis</i>	O
<i>Poa trivialis</i>	O
<i>Dactylis glomerata</i>	O
<i>Lathyrus pratensis</i>	O
<i>Lolium perenne</i>	O
<i>Ranunculus repens</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Juncus inflexus</i>	R
<i>Deschampsia cespitosa</i>	R
<i>Epilobium hirsutum</i>	R
<i>Senecio jacobaea</i>	R
<i>Heracleum sphondylium</i>	R
<i>Centaurea nigra</i>	R
<i>Juncus effusus</i>	R
<i>Taraxacum officinale</i> agg.	R
<i>Rumex crispus</i>	R
<i>Geranium dissectum</i>	R
<i>Potentilla anserina</i>	R
<i>Urtica dioica</i>	R
<i>Galium aparine</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T02

This area of grassland lies to the south of the regenerating scrub/woodland area of TN03. There is a fairly typical neutral tall grass/herb mix in the western corner, but the majority of the area has become strongly colonised by dense rush growth, with a range of other species typical of marshy grassland areas. The dry grassland type recurs in a narrow strip along the airport security fence.

The drier grassland is dominated by false oatgrass and meadow foxtail, the marshy area is mainly hard rush. The list amalgamates the plants from both communities, but species from the marshy sward are marked 'M'.

There is scattered woody regeneration, with some hawthorn in the south-west and a large bramble patch near the western

<i>Juncus inflexus</i> , M	D
<i>Dactylis glomerata</i>	D
<i>Alopecurus pratensis</i>	A
<i>Centaurea nigra</i>	A
<i>Rumex crispus</i>	F
<i>Cirsium arvense</i> , M	F
<i>Calliergon cuspidatum</i> , M	F
<i>Cirsium arvense</i>	F
<i>Heracleum sphondylium</i>	F
<i>Arrhenatherum elatius</i>	O
<i>Epilobium hirsutum</i> , M	O
<i>Deschampsia cespitosa</i> , M	O
<i>Poa trivialis</i> , M	O
<i>Rubus fruticosus</i> agg., M	O
<i>Festuca rubra</i>	O
<i>Chamerion angustifolium</i>	O
<i>Senecio jacobaea</i>	O

Manchester Airport Peripheral Sites

Rumex obtusifolius	O
Potentilla anserina	O
Crataegus monogyna	O
Fraxinus excelsior, M	R
Cardamine pratensis	R
Epilobium hirsutum	R
Lotus corniculatus	R
Crataegus monogyna, M	R
Salix cinerea, M	R
Cirsium vulgare, M	R
Taraxacum officinale agg., M	R
Centaurea nigra, M	R
Urtica dioica	R
Potentilla anserina, M	R
Epilobium parviflorum, M	R
Carex otrubae, M	R
Carex flacca, M	R
Potentilla reptans, M	R
Carex hirta, M	R
Plantago lanceolata, M	R
Deschampsia cespitosa	R
Anthoxanthum odoratum, M	R
Alopecurus pratensis, M	R
Phalaris arundinacea, M	R
Agrostis capillaris, M	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T03

This extensive area of woodland and scrub development appears to have regenerated naturally, deriving both woody and non-woody plant species from the Ancient Woodland valley of Cotteril Clough (TN04) immediately to the north. There is a range of native trees and shrubs, as well as typical woodland groundflora species spreading into this area from the north. The northern fringes are, naturally, older established than areas to the south.

There are three waterbodies within this area, all of them known to support small populations of great crested newt.

Chiffchaff, blue tit and robin present, also speckled wood and common darter.

Rubus fruticosus agg.	A
Salix cinerea	A
Crataegus monogyna	F
Heracleum sphondylium	F
Urtica dioica	F
Fraxinus excelsior	F
Festuca rubra	O
Dryopteris filix-mas	O
Galium aparine	O
Taraxacum officinale agg.	O
Acer pseudoplatanus	O
Quercus robur	O
Prunus spinosa	O
Sambucus nigra	O
Atrichum undulatum	O
Veronica montana	O
Silene dioica	O
Equisetum fluviatile	O
Geum urbanum	O
Brachythecium rutabulum	O
Rumex obtusifolius	O
Plagiomnium undulatum	O
Senecio jacobaea	O
Cardamine flexuosa	O
Rhynchospora squarrosus	O
Chamerion angustifolium	O
Circaea lutetiana	O
Hedera helix	O
Epilobium montanum	O
Ranunculus ficaria	O
Eurhynchium praelongum	O
Geranium robertianum	O
Ulmus procera	O
Cardamine pratensis	O
Carex hirta	O
Typha latifolia	R
Equisetum palustre	R
Digitalis purpurea	R

Manchester Airport Peripheral Sites

Myosotis laxa	R
Callitriche sp.	R
Solanum dulcamara	R
Lemna minor	R
Veronica serpyllifolia	R
Juncus effusus	R
Ranunculus acris	R
Carex remota	R
Lycopus europaeus	R
Stachys sylvatica	R
Azolla filiculoides	R
Lathyrus pratensis	R
Epilobium hirsutum	R
Conocephalum conicum	R
Carex pendula	R
Polystichum aculeatum	R
Hyacinthoides non-scripta	R
Allium ursinum	R
Viola riviniana	R
Deschampsia cespitosa	R
Phalaris arundinacea	R
Fissidens sp.	R
Agrostis stolonifera	R
Adoxa moschatellina	R
Mycelis muralis	R
Lamiastrum galeobdolon	R
Phyllitis scolopendrium	R
Carex flacca	R
Tussilago farfara	R
Arum maculatum	R
Carex sylvatica	R
Juncus inflexus	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T004

This is the southern arm of the portion of Cotteril Clough SSSI that lies within Manchester Airport ownership. This steep-sided narrow clay valley extends east from the culvert under Wilmslow Road up to the airport security fence around Runway 2

There is dense woodland cover, with ash as the predominant constituent of the canopy. Although there are some bare areas, particularly under areas of densest shade and on the steepest slopes, there is generally an abundant and quite diverse woodland groundflora. Perhaps the most notable plant species observed during the course of survey was the parasitic toothwort, of which four flowering spikes were noted, in three locations, ranging from the western extremity to just over halfway along the valley, to the east.

Fraxinus excelsior	A
Hedera helix	F
Hyacinthoides non-scripta	F
Acer pseudoplatanus	F
Allium ursinum	F
Phyllitis scolopendrium	O
Brachythecium rutabulum	O
Mnium hornum	O
Ranunculus ficaria	O
Mercurialis perennis	O
Ilex aquifolium	O
Rubus fruticosus agg.	O
Anemone nemorosa	O
Circaea lutetiana	O
Arum maculatum	O
Dryopteris dilatata	O
Crataegus monogyna	O
Dryopteris affinis	O
Dryopteris filix-mas	R
Betula pendula	R
Heracleum sphondylium	R
Taraxacum officinale agg.	R
Fagus sylvatica	R
Deschampsia cespitosa	R
Conopodium majus	R
Geranium robertianum	R
Carex sylvatica	R
Carex pendula	R
Polystichum aculeatum	R
Geum urbanum	R

Manchester Airport Peripheral Sites

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T05

There is a longer tributary valley supporting Ancient Woodland extending north from the confluence with the TN04 valley, just east of Wilmslow Road. This longer valley also forms part of the Cotteril Clough SSSI, within airport ownership. The woodland is similarly dense and the valley as steep and deep as TN04 and in both cases the watercourses meander quite strongly within their narrow confines.

Ash is also the predominant tree in the canopy here, but there is also some mature larch, indicating that some planting must have taken place in this woodland in the past. There are rich patches of woodland groundflora, with wild garlic and native bluebell being amongst the most frequent typical woodland species.

There were some signs of possible badger activity in the steep slopes of this wooded valley.

<i>Fraxinus excelsior</i>	A
<i>Hedera helix</i>	A
<i>Hyacinthoides non-scripta</i>	F
<i>Eurhynchium praelongum</i>	F
<i>Quercus robur</i>	F
<i>Allium ursinum</i>	F
<i>Ranunculus ficaria</i>	F
<i>Acer pseudoplatanus</i>	F
<i>Sambucus nigra</i>	F
<i>Corylus avellana</i>	O
<i>Dryopteris dilatata</i>	O
<i>Dryopteris affinis</i>	O
<i>Phyllitis scolopendrium</i>	O
<i>Mnium hornum</i>	O
<i>Fissidens</i> sp.	O
<i>Circaea lutetiana</i>	O
<i>Alnus glutinosa</i>	O
<i>Melica uniflora</i>	O
<i>Anemone nemorosa</i>	O
<i>Veronica montana</i>	O
<i>Brachythecium rutabulum</i>	O
<i>Lamiastrum galeobdolon</i>	O
<i>Arum maculatum</i>	O
<i>Mercurialis perennis</i>	O
<i>Conocephalum conicum</i>	O
<i>Crataegus monogyna</i>	O
<i>Ulmus glabra</i>	O
<i>Ilex aquifolium</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Galium aparine</i>	O
<i>Stellaria holostea</i>	R
<i>Viola reichenbachiana</i>	R
<i>Conopodium majus</i>	R
<i>Chrysosplenium oppositifolium</i>	R
<i>Rosa arvensis</i>	R
<i>Oxalis acetosella</i>	R
<i>Primula vulgaris</i>	R
<i>Pteridium aquilinum</i>	R
<i>Aesculus hippocastaneum</i>	R
<i>Geranium robertianum</i>	R
<i>Ajuga reptans</i>	R
<i>Ribes uva-crispa</i>	R
<i>Persicaria bistorta</i>	R
<i>Fallopia japonica</i>	R
<i>Urtica dioica</i>	R
<i>Geum urbanum</i>	R
<i>Ulmus procera</i>	R
<i>Viburnum opulus</i>	R
<i>Viola riviniana</i>	R
<i>Larix</i> sp.	R
<i>Taraxacum officinale</i> agg.	R
<i>Atrichum undulatum</i>	R
<i>Heracleum sphondylium</i>	R
<i>Taxus baccata</i>	R
<i>Symphoricarpos albus</i>	R
<i>Ribes rubrum</i>	R
<i>Lonicera periclymenum</i>	R
<i>Dryopteris filix-mas</i>	R
<i>Sorbus aucuparia</i>	R
<i>Prunus spinosa</i>	R
<i>Deschampsia cespitosa</i>	R

Manchester Airport Peripheral Sites

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T06

Tall plantation along the edge of the Aviation Viewing Park, providing a screen along the eastern side of Cloughbank Farm. The tree and shrub mix is predominantly broad-leaved but includes species not native to this area, such as field maple, and Norway maple. The dense planting renders much of the ground below quite bare of vegetation, with only a sparse mix of grasses and herbs typical of neutral grassland and hedge bottoms.

Swallows were noted foraging along the line of trees on 15th April.

<i>Acer campestre</i>	A
<i>Populus</i> sp.	A
<i>Fraxinus excelsior</i>	F
<i>Populus tremula</i>	F
<i>Corylus avellana</i>	F
<i>Rumex sanguineus</i>	O
<i>Rosa</i> sp.	O
<i>Prunus avium</i>	O
<i>Acer platanoides</i>	O
<i>Anthriscus sylvestris</i>	O
<i>Galium aparine</i>	O
<i>Urtica dioica</i>	O
<i>Taraxacum officinale</i> agg.	O
<i>Poa pratensis</i>	O
<i>Salix caprea</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Phalaris arundinacea</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T07

This is an overgrown pond on the eastern edge of TN08 field, abutting the Aviation Viewing Park. The open water is very shaded by quite low growths of goat willow all around its edges and there is also a hawthorn and blackthorn hedge along its western edge.

<i>Salix caprea</i>	D
<i>Rubus fruticosus</i> agg.	F
<i>Phalaris arundinacea</i>	O
<i>Myosotis</i> sp.	O
<i>Salix cinerea</i>	O
<i>Ranunculus repens</i>	O
<i>Crataegus monogyna</i>	O
<i>Prunus spinosa</i>	O
<i>Sambucus nigra</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T08

This large field of improved grassland is bounded by the Ancient Woodland of Cotteril Clough in the south, but has a series of clipped dense hawthorn-dominated hedges to all other boundaries. The hedges hold a range of typical weedy species associated with tall neutral grass/herb swards along their bases. These plants are included in the list of species also found within the very species-poor sward, but listed as m to differentiate them. Their assessments of abundance are for only within the narrow strips along the hedge bottoms.

The field sward is mainly ryegrass and white clover with other species only either occasional or rare.

Starling, house sparrow and magpie were noted in the field.

<i>Lolium perenne</i>	D
<i>Trifolium repens</i>	D
<i>Crataegus monogyna</i>	D
<i>Anthriscus sylvestris</i>	A
<i>Arrhenatherum elatius</i>	A
<i>Dactylis glomerata</i>	A
<i>Phleum pratense</i>	F
<i>Urtica dioica</i>	F
<i>Galium aparine</i>	F
<i>Cirsium arvense</i>	F
<i>Epilobium hirsutum</i>	O
<i>Rumex obtusifolius</i>	O
<i>Poa annua</i>	O
<i>Sambucus nigra</i>	R
<i>Cerastium glomeratum</i>	R
<i>Ranunculus acris</i>	R
<i>Bellis perennis</i>	R
<i>Taraxacum officinale</i> agg.	R

Manchester Airport Peripheral Sites

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T09

This is a triangular portion of improved grassland at the northern end of the western arm of Cotteril Clough. The sward is unremarkable but there are a number of free-standing mature oaks along the north-eastern and north-western sides. Species listed are not from this species-poor pasture, but from the adjoining hedgerow.

Along the north-eastern boundary, there is a section of hedge on the road edge. Although lacking in trees this is slightly more species-rich than the generality of local hedges, but is still not sufficiently diverse to qualify as 'Important' under the Hedgerow Regulations. The species listed are from the hedge, which was recorded in 30m sections to assess diversity.

<i>Crataegus monogyna</i>	D
<i>Hedera helix</i>	F
<i>Heracleum sphondylium</i>	F
<i>Taraxacum officinale</i> agg.	O
<i>Arrhenatherum elatius</i>	O
<i>Acer pseudoplatanus</i>	O
<i>Mercurialis perennis</i>	O
<i>Anthriscus sylvestris</i>	O
<i>Urtica dioica</i>	O
<i>Aegopodium podagraria</i>	O
<i>Sambucus nigra</i>	O
<i>Galium aparine</i>	O
<i>Alliaria petiolata</i>	O
<i>Ranunculus acris</i>	R
<i>Vicia sepium</i>	R
<i>Rumex sanguineus</i>	R
<i>Senecio jacobaea</i>	R
<i>Epilobium hirsutum</i>	R
<i>Galium odoratum</i>	R
<i>Rumex obtusifolius</i>	R
<i>Ilex aquifolium</i>	R
<i>Fraxinus excelsior</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T10

Section of former field alongside the northern arm of Cotteril Clough. This has been fenced and excluded from all agricultural management and now supports a tall sward of coarse neutral grassland sloping eastwards along the western edge of the Ancient Woodland in the valley of Cotteril Clough.

<i>Arrhenatherum elatius</i>	D
<i>Dactylis glomerata</i>	A
<i>Urtica dioica</i>	F
<i>Alopecurus pratensis</i>	F
<i>Rumex obtusifolius</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Chamerion angustifolium</i>	O
<i>Quercus robur</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T11

On the southern corner of Sunbank Lane and Old Wilmslow Road there is a small church with a burial ground extending behind the orchard in the garden of Lilac Cottage, to the south-east. The main sward of the south-eastern, unused, part of the burial ground is dense, with signs of acidity building up. There is a dense hawthorn-dominated sward along the south-western edge, but the hedge along the orchard boundary is slightly more mixed.

<i>Festuca rubra</i>	D
<i>Anthoxanthum odoratum</i>	A
<i>Plantago lanceolata</i>	F
<i>Luzula campestris</i>	F
<i>Rhynchospora squarrosus</i>	F
<i>Trifolium repens</i>	O
<i>Taraxacum officinale</i> agg.	O
<i>Leucanthemum vulgare</i>	O
<i>Senecio jacobaea</i>	O
<i>Ranunculus repens</i>	O
<i>Dactylis glomerata</i>	O
<i>Alopecurus pratensis</i>	O
<i>Veronica filiformis</i>	R
<i>Pentaglottis sempervirens</i>	R
<i>Dactylorhiza</i> sp.	R
<i>Veronica serpyllifolia</i>	R

Manchester Airport Peripheral Sites

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note A T12

Neutral grassland in unmanaged field to west of pub. There is a hawthorn-dominated hedge along the north-eastern edge, not recently cut and with minor species-diversity. On the western side the new hedge is similarly unmanaged and comprises dense hawthorn with little else. In the south-eastern part of the field there is a small former pond now dominated by dense branched bur-reed, there has been recent scrub clearance around this feature.

<i>Crataegus monogyna</i>	A
<i>Arrhenatherum elatius</i>	A
<i>Holcus lanatus</i>	A
<i>Dactylis glomerata</i>	F
<i>Ranunculus repens</i>	F
<i>Epilobium hirsutum</i>	F
<i>Heracleum sphondylium</i>	F
<i>Urtica dioica</i>	O
<i>Rumex obtusifolius</i>	O
<i>Juncus effusus</i>	O
<i>Sparganium erectum</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Site B: land to north of Ringway Road

Target Note B T01

This is the eastern-most field of improved grassland in Area B. The sward species have been recorded as a sample of this type that forms the most extensive vegetation cover across this site. There are occasional damper areas with a few extra species, but generally the sward is species-poor throughout.

The already very small weed population in the sward has the appearance of having been recently weed-killed.

The field is defined by a mix of post and barbed-wire fences and straight stretches of managed hawthorn-dominated hedges. There is some regeneration of grey willow and elder in the eastern fence, beyond that there is a mown verge with planted standard trees.

<i>Lolium perenne</i>	D
<i>Trifolium repens</i>	O
<i>Cerastium glomeratum</i>	O
<i>Poa trivialis</i>	O
<i>Holcus lanatus</i>	O
<i>Festuca rubra</i>	O
<i>Ranunculus repens</i>	R
<i>Agrostis capillaris</i>	R
<i>Bromus hordeaceus</i>	R
<i>Ranunculus acris</i>	R
<i>Alopecurus geniculatus</i>	R
<i>Alopecurus pratensis</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note B T02

This is a narrow strip, fenced off from the T01 field. A narrow strip of tall unmanaged grass/herb has grown up between the fence and the hawthorn-dominated hedge along the road edge to the east. The unmanaged hedge also has some ash.

This is a sample of the grassland that arises without the agricultural input and management prevalent over the majority of the site

<i>Urtica dioica</i>	A
<i>Dactylis glomerata</i>	A
<i>Arrhenatherum elatius</i>	F
<i>Holcus lanatus</i>	F
<i>Crataegus monogyna</i>	F
<i>Alopecurus pratensis</i>	F
<i>Cirsium arvense</i>	O
<i>Epilobium hirsutum</i>	O
<i>Fraxinus excelsior</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note B T03

This is a long section of east/west running hedge with a few mature specimens of oak and ash. The hedge is strongly hawthorn-dominated but elder is also scattered throughout.

The base of the hedge is dominated by nettles, particularly on the southern side where a broad nettlebed extends into the T04 sward.

<i>Crataegus monogyna</i>	D
<i>Urtica dioica</i>	A
<i>Quercus robur</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Sambucus nigra</i>	O
<i>Fraxinus excelsior</i>	R
<i>Corylus avellana</i>	R
<i>Digitalis purpurea</i>	R
<i>Poa annua</i>	R
<i>Rosa canina</i> agg.	R
<i>Tamus communis</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

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Target Note B T04

This field is currently unmanaged with dense tall stands of nettle spreading southwards from the T03 hedge. The sward is dominated by a range of species typical of neutral conditions but is still species-poor and lacking in diversity.

Hawthorn hedges surround the field, the most mixed being along the southern boundary, along the backs of the gardens. As well as various exotic shrubs and sections of fence there are also some mature trees: oak, ash and sycamore. The small field beyond the hawthorn hedge to the east is currently intensively grazed by horses.

Holcus lanatus	D
Poa trivialis	D
Alopecurus pratensis	A
Urtica dioica	F
Agrostis capillaris	O
Lolium perenne	O
Dactylis glomerata	O
Cerastium fontanum	O
Heracleum sphondylium	R
Cirsium vulgare	R
Stellaria media	R
Ranunculus acris	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note B T05

Along the eastern boundary of field T04 this hedge is gappy and unmanaged tall hawthorn and elder, there are also two low mature oaks and much nettle all along the base.

No plant species list recorded.

Target Note B T06

The next field to the west from T04 also runs along the backs of the gardens along Ringway Road, but has a lower and more mature-looking sward that appears to have been out of intensive agricultural management for a longer period. The sward is mainly a mix of Yorkshire fog, creeping bent and red fescue and there is scattered woody regeneration.

As well as scattered bushes there are also some quite extensive scrub patches, including a hawthorn clump surrounded by nettles, there are also scattered patches of nettles. Towards the western end there are some lower lying areas with marshy patches.

Holcus lanatus	D
Agrostis stolonifera	D
Festuca rubra	D
Ranunculus acris	A
Alopecurus pratensis	F
Urtica dioica	F
Ranunculus repens	F
Cerastium arvense	O
Lolium perenne	O
Glyceria fluitans	R
Gnaphalium uliginosum	R
Matricaria discoidea	R
Alopecurus geniculatus	R
Senecio jacobaea	R
Deschampsia cespitosa	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note B T07

There is a tall hazel and hawthorn-dominated hedge along the boundary with the housing area to the south. There is also some blackthorn and taller growths of Lombardy poplar and oak, and patches of blackthorn. The base of the hedge is dominated by nettle and oak increases to the west.

No plant species list recorded.

Target Note B T08

This small square plantation plot is totally surrounded by managed hawthorn hedges, but the western row has dead bushes, apparently drowned. Within the dense shaded planted patch there is a pond but with broad areas of bare mud around it, suggesting a fluctuating water level. Neither aquatic nor marginal vegetation, associated with the pond, were visible. Parts of the bare mud are developing sparse vegetation with annual meadowgrass and starwort patches.

Salix cinerea	A
Crataegus monogyna	A
Ulmus glabra	F
Acer pseudoplatanus	F

Manchester Airport Peripheral Sites

<i>Poa trivialis</i>	F
<i>Quercus robur</i>	F
<i>Corylus avellana</i>	F
<i>Lolium perenne</i>	O
<i>Poa annua</i>	O
<i>Callitriche</i> sp.	R
<i>Rosa canina</i> agg.	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note B T09

To the east of the small T08 plantation, this is a slightly longer planted strip; dry at its western end, but with a bank and ditch along its southern side, within the boundary of hawthorn hedges. The ditch is mainly dry, with a strip of nettle along its base. The plantation merges into bare mud in the east, around the open water of T10.

<i>Acer pseudoplatanus</i>	A
<i>Aesculus hippocastanum</i>	A
<i>Poa trivialis</i>	F
<i>Urtica dioica</i>	F
<i>Corylus avellana</i>	F
<i>Fraxinus excelsior</i>	O
<i>Quercus robur</i>	O
<i>Lolium perenne</i>	R
<i>Cirsium vulgare</i>	R
<i>Silene dioica</i>	R
<i>Digitalis purpurea</i>	R
<i>Salix fragilis</i>	R
<i>Sambucus nigra</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note B T10

At the eastern end of T09 the original pond appears to have spread eastwards, with two long arms spreading to the north and south. There is much bare mud all around the water, suggesting fluctuating levels, as in T08.

The western edges of the pond are heavily shaded by tall crack willow and the south-eastern extension is shaded by strips of dense hawthorn, both these areas remain unsurprisingly bare. However, the eastern edges are open and lack of developing vegetation is puzzling. Most of the vegetation establishing on these damp open areas comprises annual plant species, consistent with these margins being managed, perhaps using weedkillers. Denser swampy vegetation is establishing at the northern end of the northern arm, where there is also a small area of damp willow scrub.

Mallard was noted here.

<i>Salix fragilis</i>	D
<i>Crataegus monogyna</i>	A
<i>Quercus robur</i>	F
<i>Persicaria amphibia</i>	F
<i>Urtica dioica</i>	F
<i>Persicaria maculosa</i>	O
<i>Betula pendula</i>	O
<i>Prunus avium</i>	O
<i>Lolium perenne</i>	O
<i>Poa trivialis</i>	O
<i>Ulmus glabra</i>	O
<i>Stellaria media</i>	O
<i>Acer pseudoplatanus</i>	O
<i>Rumex crispus</i>	R
<i>Sonchus asper</i>	R
<i>Plantago major</i>	R
<i>Gnaphalium uliginosum</i>	R
<i>Digitalis purpurea</i>	R
<i>Rumex obtusifolius</i>	R
<i>Cardamine flexuosa</i>	R
<i>Callitriche</i> sp.	R
<i>Rumex sanguineus</i>	R
<i>Ranunculus repens</i>	R
<i>Silene dioica</i>	R
<i>Ranunculus acris</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

SITE C: Land within Junction 5 of the M56

Target Note C T01

This zone comprises plantation around the northern edges of a large, broadly triangular, area of land cut off from surrounding areas by the busy M56 and slip-roads. There is a narrow verge of neutral grassland around the road edges but the area is mainly dense plantation of mixed road-leaved trees and some Scots pine. The area also includes natural regeneration, some of it pre-dating the plantation but much of it resulting from the planted trees which are now mature enough to produce seed.

The south-western arm remains in a narrow strip along a steep bank east of the M56, but the eastern area broadens into flatter areas and merges with dense scrub development to the south-east.

The plantation blankets pre-existing agricultural field infrastructure and some traces of ditches, banks and hedges can be discerned within the dense growth. A specimen of spindle was noted in one of the sections of surviving hedge and bank, near a very large specimen of mature oak.

Wren noted within this area.

<i>Crataegus monogyna</i>	F
<i>Rubus fruticosus</i> agg.	F
<i>Quercus robur</i>	F
<i>Hedera helix</i>	F
<i>Urtica dioica</i>	F
<i>Heracleum sphondylium</i>	F
<i>Fraxinus excelsior</i>	F
<i>Poa trivialis</i>	F
<i>Betula pendula</i>	F
<i>Brachythecium rutabulum</i>	O
<i>Anthriscus sylvestris</i>	O
<i>Arrhenatherum elatius</i>	O
<i>Prunus avium</i>	O
<i>Eurhynchium praelongum</i>	O
<i>Dryopteris dilatata</i>	O
<i>Prunus spinosa</i>	O
<i>Geum urbanum</i>	O
<i>Galium aparine</i>	O
<i>Geranium robertianum</i>	O
<i>Rosa canina</i> agg.	O
<i>Corylus avellana</i>	O
<i>Quercus cerris</i>	R
<i>Pteridium aquilinum</i>	R
<i>Epilobium</i> sp.	R
<i>Phalaris arundinacea</i>	R
<i>Arum maculatum</i>	R
<i>Taraxacum officinale</i> agg.	R
<i>Dryopteris filix-mas</i>	R
<i>Euonymus europaeus</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T02

This is a formerly open area with increasing regeneration of scrub and trees spreading from surrounding plantation and hedges. The still open areas have mixed tall herb and grassland and are generally quite damp. There are large stands of great willowherb amongst quite diverse unmanaged meadow foxtail-dominated grass/herb and fern patches.

Bramble is the most frequent scrub, spreading over large areas. Some of the woody regeneration is developing into quite large trees, particularly the Turkey oaks.

Sailor beetles and 5-spot burnet noted.

<i>Alopecurus pratensis</i>	A
<i>Cirsium arvense</i>	F
<i>Arrhenatherum elatius</i>	F
<i>Epilobium hirsutum</i>	F
<i>Rubus fruticosus</i> agg.	F
<i>Urtica dioica</i>	F
<i>Holcus lanatus</i>	F
<i>Poa trivialis</i>	F
<i>Rumex crispus</i>	O
<i>Senecio jacobaea</i>	O
<i>Lathyrus pratensis</i>	O
<i>Quercus cerris</i>	O

Manchester Airport Peripheral Sites

Ranunculus repens	O
Populus tremula	O
Rumex acetosa	O
Crataegus monogyna	O
Epilobium sp.	O
Ranunculus acris	O
Dryopteris filix-mas	O
Athyrium filix-femina	O
Heracleum sphondylium	O
Salix cinerea	O
Dactylorhiza fuchsii	O
Dactylorhiza sp.	R
Quercus robur	R
Chamerion angustifolium	R
Aesculus hippocastanum	R
Fraxinus excelsior	R
Rumex sanguineus	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T03

Surviving from the pre-motorway landscape this is a rectangular plot of mature plantation around a small complex of shaded ponds. The area is surrounded by hawthorn hedges, now mainly very shaded by the high spreading canopy of the mature plantings. Many of the planted broad-leaved trees are non locally native: Turkey oak, beech, and horse chestnut, there are also some clumps of snowberry and spiraea .

The ponds are generally very shaded and lack any diverse aquatic or marginal vegetation, but a heron was flushed from one.

Rubus fruticosus agg.	A
Betula pendula	F
Fagus sylvatica	F
Hedera helix	F
Salix cinerea	F
Crataegus monogyna	F
Quercus robur	F
Aesculus hippocastanum	O
Poa trivialis	O
Chamerion angustifolium	O
Quercus cerris	O
Ilex aquifolium	O
Fraxinus excelsior	O
Rumex sanguineus	O
Sambucus nigra	O
Dryopteris dilatata	R
Ribes rubrum	R
Lonicera periclymenum	R
Carex remota	R
Alnus glutinosa	R
Sorbus aucuparia	R
Taxus baccata	R
Ranunculus repens	R
Solanum dulcamara	R
Juncus effusus	R
Lemna minor	R
Symphoricarpos albus	R
Arum maculatum	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T04

This is a section of tall dense hedge extending in a north-westerly direction from the western corner of the T03 plantation. The hedge is mainly tall hawthorn and elder and has dense bramble established along its base.

No plant species list recorded.

Target Note C T05

To the south-west of the tall plantation of T03, this is a triangular patch of open space along the edge of the motorway slip-road. There is a tall unmanaged neutral sward with some scattered regeneration of hawthorn, oak and Turkey oak. The road-edge bank is managed and has a rather more flower-rich sward than the unmanaged flattish area on top of the bank.

Snowberry is quite frequent along the edge of T03 here.

<i>Arrhenatherum elatius</i>	D
<i>Dactylis glomerata</i>	A
<i>Alopecurus pratensis</i>	F
<i>Rumex acetosa</i>	F
<i>Holcus lanatus</i>	F
<i>Heracleum sphondylium</i>	O
<i>Chamerion angustifolium</i>	O
<i>Rumex crispus</i>	O
<i>Crataegus monogyna</i>	O
<i>Ranunculus acris</i>	R
<i>Silene dioica</i>	R
<i>Anthriscus sylvestris</i>	R
<i>Quercus robur</i>	R
<i>Quercus cerris</i>	R
<i>Centaurea nigra</i>	R
<i>Lathyrus pratensis</i>	R
<i>Vicia cracca</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T06

On the opposite side of the tall T03 plantation to T05, this area is a larger unmanaged open space with considerable bramble development along the south-western edge. The tall sward is largely dominated by tall herbs, particularly nettle and there are also large areas dominated by false oatgrass, as well as scattered tree and shrub regeneration and a large patch of dense rosebay willowherb.

On the north-eastern edge there is a tall dense thicket of blackthorn, separating plantation areas T01 and T07.

<i>Urtica dioica</i>	D
<i>Arrhenatherum elatius</i>	A
<i>Chamerion angustifolium</i>	A
<i>Rubus fruticosus</i> agg.	A
<i>Cirsium arvense</i>	F
<i>Prunus spinosa</i>	F
<i>Rosa arvensis</i>	O
<i>Dryopteris filix-mas</i>	O
<i>Quercus robur</i>	O
<i>Fraxinus excelsior</i>	O
<i>Dryopteris dilatata</i>	O
<i>Crataegus monogyna</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T07

Along the north-eastern edge of the area and on a bank above the motorway slip-road, this is a mix of recent plantation and natural regeneration over a complex topography with banks and ditches surviving from the pre-motorway landscape.

Woodpigeon, blue tit, wren, chiff chaff and song thrush noted here.

<i>Crataegus monogyna</i>	A
<i>Prunus spinosa</i>	A
<i>Fraxinus excelsior</i>	F
<i>Quercus robur</i>	F
<i>Sambucus nigra</i>	F
<i>Rubus fruticosus</i> agg.	F
<i>Salix cinerea</i>	O
<i>Dryopteris filix-mas</i>	O
<i>Epilobium montanum</i>	O
<i>Urtica dioica</i>	O
<i>Arum maculatum</i>	R
<i>Prunus domestica insititia</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Manchester Airport Peripheral Sites

Target Note C T08

This is another more-open area, dominated by false oatgrass but with much bramble along edges to T03 and T07 areas. There is also a tall mature specimen of oak in the edge of T07 at the northern-most corner of T08.

<i>Arrhenatherum elatius</i>	D
<i>Alopecurus pratensis</i>	F
<i>Chamerion angustifolium</i>	F
<i>Rumex obtusifolius</i>	O
<i>Urtica dioica</i>	O
<i>Heracleum sphondylium</i>	O
<i>Rumex crispus</i>	O
<i>Scrophularia nodosa</i>	R
<i>Anthriscus sylvestris</i>	R
<i>Ranunculus acris</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T09

On the most westerly point of this island area, along the edge of the M56, this is a mixed area of unmanaged neutral grassland and tall herb, with a quite extensive marshy element and scattered woody regeneration.

<i>Arrhenatherum elatius</i>	D
<i>Holcus lanatus</i>	A
<i>Juncus conglomeratus</i>	F
<i>Ranunculus repens</i>	F
<i>Festuca rubra</i>	F
<i>Alopecurus pratensis</i>	F
<i>Poa trivialis</i>	F
<i>Rumex acetosa</i>	O
<i>Equisetum arvense</i>	O
<i>Quercus cerris</i>	O
<i>Potentilla anserina</i>	O
<i>Phalaris arundinacea</i>	O
<i>Quercus robur</i>	O
<i>Ranunculus acris</i>	O
<i>Cardamine pratensis</i>	R
<i>Anthriscus sylvestris</i>	R
<i>Scrophularia nodosa</i>	R
<i>Juncus effusus</i>	R
<i>Carex spicata</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T10

On a separate, much smaller, island isolated by motorway infrastructure a mixed plantation is established, almost up to the kerb edge. This site was not accessed, but viewed from area T09.

<i>Rubus fruticosus</i> agg.	A
<i>Fraxinus excelsior</i>	F
<i>Crataegus monogyna</i>	F
<i>Pinus sylvestris</i>	F
<i>Betula pendula</i>	F
<i>Quercus robur</i>	F
<i>Acer pseudoplatanus</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T11

This is a large flat area of unmanaged grassland with quite a diverse and flower-rich sward. The dominant grasses are a mix of Yorkshire fog, rough meadowgrass and cocksfoot, but also with frequent meadow foxtail.

There is more nettle along the edges as well as shrub growth and suckers.

<i>Holcus lanatus</i>	A
<i>Poa trivialis</i>	A
<i>Dactylis glomerata</i>	A
<i>Alopecurus pratensis</i>	F
<i>Arrhenatherum elatius</i>	F
<i>Ranunculus repens</i>	O
<i>Centaurea nigra</i>	O
<i>Stellaria graminea</i>	O
<i>Cerastium fontanum</i>	O

Manchester Airport Peripheral Sites

Cardamine pratensis	O
Plantago lanceolata	O
Rumex obtusifolius	O
Taraxacum officinale agg.	O
Ranunculus acris	O
Lolium perenne	O
Senecio jacobaea	O
Urtica dioica	O
Trifolium repens	O
Veronica chamaedrys	R
Alliaria petiolata	R
Anthriscus sylvestris	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T12

This linear plantation is most likely based on a former hedgerow but now wide and tall with some mature oak, ash and wych elm. Below the canopy, and especially on the edges, there is much bramble and nettle.

This feature serves as a visual screen to the extensive allotment gardens, situated immediately to the north-west. The securely-fenced and locked allotments were not accessed as part of the survey.

Urtica dioica	A
Rubus fruticosus agg.	A
Quercus robur	F
Holcus lanatus	F
Poa trivialis	F
Dactylis glomerata	O
Cirsium arvense	O
Ranunculus repens	O
Arrhenatherum elatius	O
Crataegus monogyna	O
Ulmus glabra	O
Fraxinus excelsior	O
Anthriscus sylvestris	O
Stellaria graminea	R
Geranium endressii	R
Corylus avellana	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T13

This linear woodland area is most likely based on a former hedgerow but has grown wide and tall and has some elements of semi-natural woodland, with silver birch coming to dominate in the southern section (south of T17). There is a dryish ditch along most of the length of this feature. In the south-western section, through the grazed fields of T15, there is well-grown ash, and oak.

Crataegus monogyna	D
Urtica dioica	A
Sambucus nigra	F
Quercus robur	F
Rubus fruticosus agg.	F
Salix cinerea	F
Prunus spinosa	O
Fraxinus excelsior	O
Hedera helix	O
Epilobium hirsutum	O
Acer pseudoplatanus	O
Corylus avellana	O
Chamerion angustifolium	O
Dactylorhiza praetermissa	R
Trifolium dubium	R
Centaurea nigra	R
Filipendula ulmaria	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T14

This is a mounded area along the south-western edge of the flat T11 area. A similar sward continues up over the mound, but there is considerably more woody regeneration here, mainly scattered hawthorn and tall silver birch. Herbs are also rather more prevalent in the sward, parts of which are low and red fescue-dominated. At the eastern end there is an extensive and dense nettlebed.

Rubus fruticosus agg.	A
Festuca rubra	A
Dactylis glomerata	F
Carex hirta	F
Cirsium arvense	F
Centaurea nigra	F
Crataegus monogyna	F
Potentilla anserina	F
Carex flacca	F
Equisetum arvense	O
Cerastium fontanum	O
Cynosurus cristatus	O
Salix cinerea	O
Potentilla reptans	O
Rumex acetosa	O
Vicia cracca	O
Lotus corniculatus	O
Stellaria graminea	O
Plantago lanceolata	O
Fraxinus excelsior	O
Rosa canina agg.	O
Trifolium pratense	O
Betula pendula	O
Luzula campestris	R
Dactylorhiza fuchsii	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T15

Extensive areas of heavily horse-grazed pasture extending towards the motorway slip-roads. These areas were not accessed, but viewed from T13 area. The short sparse sward is species-poor and hedges have been mainly replaced by fences, with some scrub establishing along the fenclines to the west.

No plant species list recorded.

Target Note C T16

Here there is a flat damp sward forming two lobes around the silver birch-dominated T18 area. This area has the appearance of having been scraped back to subsoil level, with a water retentive surface and low nutrient status. Both lobes are dominated by glaucous sedge, forming a sward favoured by marsh orchids.

Carex flacca	D
Dactylorhiza praetermissa	F
Plantago lanceolata	F
Calliergon cuspidatum	F
Juncus inflexus	O
Ranunculus acris	O
Carex viridula ssp.oedoc	O
Dactylorhiza fuchsii	O
Lotus corniculatus	O
Trifolium pratense	O
Leucanthemum vulgare	O
Juncus effusus	R
Blackstonia perfoliata	R
Taraxacum officinale agg.	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Manchester Airport Peripheral Sites

Target Note C T17

This is an old-looking pond hidden within the dense cover of the T13 strip. There is a line of hawthorn hedge along the south-eastern side but the water is shaded by a mix of crack willow, hawthorn, oak and blackthorn, with scrubby growth all around. There is no fringe of marginal species and no aquatic plants were noted, apart from algae.

Chaffinch was noted in this area.

Salix fragilis	F
Quercus robur	F
Crataegus monogyna	F
Prunus spinosa	F
Rubus fruticosus agg.	O
Rosa arvensis	O
Hedera helix	O
Geum urbanum	R
Arum maculatum	R
Caltha palustris	R
Solanum dulcamara	R
Rumex obtusifolius	R
Heracleum sphondylium	R
Galium palustre	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note C T18

This is a westward, silver birch-dominated, extension of T13 area.

No plant species list recorded.

Target Note C T19

A further area of unmanaged neutral grassland, similar in many respects to T14 area, but not so mounded. To the south is a further area of intensively grazed pasture, not accessible. This pasture is separated from the T15 fields by an outgrown hawthorn hedge with mature trees.

No plant species list recorded.

Target Note C T20

This area, to the north-west of the allotments was not accessed for survey. Habitats have been assessed from aerial.

No plant species list recorded.

SITE D: Land to south of Ringway Road, between Tedder Drive and Styal Road

Target Note D T01

This unmanaged grassland lies between Tedder Drive in the west and Styal Road to the east. It is a flat former agricultural field and some sections of hawthorn-dominated hedgerow survive around its northern edges. Meadow buttercup is especially frequent in the south-eastern part.

<i>Alopecurus pratensis</i>	A
<i>Poa trivialis</i>	A
<i>Dactylis glomerata</i>	A
<i>Arrhenatherum elatius</i>	A
<i>Rumex obtusifolius</i>	F
<i>Holcus lanatus</i>	F
<i>Ranunculus acris</i>	F
<i>Festuca rubra</i>	O
<i>Rumex crispus</i>	R
<i>Festuca arundinacea</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note D T02

Two linked areas of heavily grazed paddock with much bare ground and abundant creeping buttercup. A short section of defunct hedge separates them, with two mature oaks. Along the western boundary of the northern field there is a tall hawthorn hedge with dotted oak trees. The original agricultural field pattern has been disrupted by Styal Road, leaving these fragmentary fields.

<i>Ranunculus repens</i>	A
<i>Ranunculus acris</i>	F
<i>Bellis perennis</i>	F
<i>Festuca rubra</i>	O
<i>Bromus hordeaceus</i>	O
<i>Poa trivialis</i>	O
<i>Poa annua</i>	O
<i>Agrostis stolonifera</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note D T03

East of Styal Road and bounded by the two railway lines and the large electricity sub-station, this is a large flat triangular patch of unmanaged grassland. The coarse neutral grass/herb sward has abundant broad-leaved dock, forming dominant patches in places.

The two railways are in quite deep cuttings; their steep slopes have generally sparse neutral grass/herb swards with varying degrees of tree and shrub regeneration.

<i>Rumex obtusifolius</i>	A
<i>Arrhenatherum elatius</i>	A
<i>Dactylis glomerata</i>	A
<i>Holcus lanatus</i>	A
<i>Poa trivialis</i>	F
<i>Festuca rubra</i>	F
<i>Anthriscus sylvestris</i>	F
<i>Senecio jacobaea</i>	O
<i>Urtica dioica</i>	O
<i>Cirsium arvense</i>	O
<i>Ranunculus acris</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Manchester Airport Peripheral Sites

Target Note D T04

Each side of the access road from Styal Road into the electricity sub-station there are broad verges of neutral grassland. On the southern side, between the access road and the railway cutting, is a patch of marshy grassland dominated by common rush and tufted hairgrass.

<i>Juncus conglomeratus</i>	D
<i>Deschampsia cespitosa</i>	A
<i>Ranunculus repens</i>	F
<i>Equisetum arvense</i>	O
<i>Cirsium arvense</i>	O
<i>Epilobium hirsutum</i>	O
<i>Lathyrus pratensis</i>	O
<i>Dactylorhiza praetermissa</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note D T05

Along the northern edge of the access into the sub-station is a mature plantation, mainly of black poplar, also with abundant natural regeneration of scrub/woodland species. Generally the ground layer is dominated by nettle patches.

Also within this area is a short section of very overgrown ditch course, probably part of the agricultural field pattern pre-dating the railway cuttings.

There is a public footpath through this area, north of the sub-station security fence, leading across the railway to the footbridge over the mainline further to the east. Along the footpath there are patches of denser ground vegetation where the canopy is thinner. The list also records species from along the narrow fenced footpath route to the east of the main poplar canopy

Blackcap, chaff, chaff, dunnock and blue tit were noted in the plantation.

<i>Populus nigra</i>	D
<i>Urtica dioica</i>	A
<i>Poa trivialis</i>	F
<i>Holcus lanatus</i>	F
<i>Rubus fruticosus</i> agg.	F
<i>Carex hirta</i>	O
<i>Geum urbanum</i>	O
<i>Salix fragilis</i>	O
<i>Sambucus nigra</i>	O
<i>Fagus sylvatica</i>	O
<i>Dactylis glomerata</i>	O
<i>Fraxinus excelsior</i>	O
<i>Chamerion angustifolium</i>	O
<i>Galium aparine</i>	O
<i>Arrhenatherum elatius</i>	O
<i>Quercus robur</i>	O
<i>Vicia sepium</i>	O
<i>Aegopodium podagraria</i>	O
<i>Anthriscus sylvestris</i>	O
<i>Betula pendula</i>	O
<i>Potentilla reptans</i>	R
<i>Festuca arundinacea</i>	R
<i>Salix caprea</i>	R
<i>Rumex obtusifolius</i>	R
<i>Veronica chamaedrys</i>	R
<i>Ligustrum ovalifolium</i>	R
<i>Geranium dissectum</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note D T06

North of the mature plantation and south of a more recent belt of planted poplars, there is a further area of unmanaged neutral grassland with tall herb. In the south-western corner there is a dense patch of nettle. The false oatgrass and meadow foxtail dominated sward has abundant common sorrel throughout.

There is scrub regeneration, mainly bramble and dog-rose, dotted along the western fenceline, but to the east there is an outgrown hawthorn and blackthorn hedge with some alder, along the line of the ditch visible within T05 plantation.

<i>Urtica dioica</i>	A
<i>Rumex acetosa</i>	A
<i>Arrhenatherum elatius</i>	A
<i>Alopecurus pratensis</i>	F
<i>Cirsium arvense</i>	F
<i>Epilobium hirsutum</i>	O

Manchester Airport Peripheral Sites

Rumex obtusifolius	O
Rubus fruticosus agg.	O
Ranunculus acris	R
Rosa canina agg.	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note D T07

To the east of the outgrown hedge, a similar unmanaged neutral sward to T06 continues. This area was not accessible for survey.

No plant species list recorded.

Target Note D T09

There are large areas of regularly managed tall neutral grassland within the sub-station security fence, to the east and south of the main complex. Outside the fence there is a large inaccessible triangular area surrounded by a combination of railway and substation fencing. The unmanaged tall neutral sward of this area appears to be very similar to that noted in T03 area, but with less frequent broad-leaved dock.

A fox was noted in the north-eastern extremity of this grassland area.

No plant species list recorded.

Site E: Land to west of A538 (Oak Farm)

Target Note E T01

Broad-leaved plantation, surrounded by timber post and rail fencing, but with surviving field hedge along its south-western side. This hedge is hawthorn dominated but also has some blackthorn and oak.

<i>Quercus robur</i>	D
<i>Rubus fruticosus</i> agg.	A
<i>Urtica dioica</i>	A
<i>Hedera helix</i>	A
<i>Heracleum sphondylium</i>	F
<i>Geum urbanum</i>	F
<i>Acer pseudoplatanus</i>	F
<i>Acer campestre</i>	F
<i>Arrhenatherum elatius</i>	O
<i>Fraxinus excelsior</i>	O
<i>Galium aparine</i>	O
<i>Poa trivialis</i>	O
<i>Crataegus monogyna</i>	O
<i>Ranunculus repens</i>	O
<i>Chamerion angustifolium</i>	O
<i>Dactylis glomerata</i>	O
<i>Anthriscus sylvestris</i>	O
<i>Taraxacum officinale</i> agg.	O
<i>Pinus sylvestris</i>	R
<i>Dryopteris affinis</i>	R
<i>Ranunculus acris</i>	R
<i>Festuca rubra</i>	R
<i>Alnus glutinosa</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T02

Improved pasture grassland, fenced to motorway edge but with tall hedge with trees and ponds all down eastern side. This eastern hedge continues along the side of Sunbank Lane in the south. The hedge is gappy to the south-west of pond d, but in good condition and quite species-rich between ponds c and d. Between Sunbank Lane and the M56 there is a defunct hedge of hawthorn and holly with three large trees. In the extreme south there is a section of hawthorn hedge along the motorway boundary. Mature trees in the boundary are predominantly oaks.

Pond c is very shaded by grey willow and tall oak and grazed around its edges. Pond d is also shaded, by a mix of oak, alder, hawthorn and grey willow.

The hedges, trees and ponds hold the main ecological interest of this area.

<i>Crataegus monogyna</i>	A
<i>Salix cinerea</i>	F
<i>Quercus robur</i>	F
<i>Urtica dioica</i>	O
<i>Rosa arvensis</i>	O
<i>Digitalis purpurea</i>	O
<i>Fraxinus excelsior</i>	O
<i>Ranunculus repens</i>	O
<i>Solanum dulcamara</i>	O
<i>Alnus glutinosa</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Rosa canina</i> agg.	O
<i>Cardamine pratensis</i>	R
<i>Oenanthe crocata</i>	R
<i>Galium palustre</i>	R
<i>Lythrum salicaria</i>	R
<i>Juncus effusus</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T03

Improved grassland over the northern two thirds of this sheep-grazed field, with recently cultivated bare soil in the south. There is a short section of clipped hawthorn-dominated hedge along the north-eastern boundary on the former road edge, but the slip-road to the motorway is bounded by a timber post and rail fence. The western boundary is the tall hedge with trees and ponds, shared with field T03, the eastern boundary is a long straight clipped hedge of Hawthorn. There are two ponds, a and b, within this field.

Pond a is a circular patch of reedmace swamp with various rushes, nettle and dock, pond d is dominated by soft rush with some scrub regeneration and tall herb.

As with T02, the hedges, trees and ponds form the most valuable ecological elements of this area.

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Mistle thrush noted.

<i>Lolium perenne</i>	D
<i>Prunus spinosa</i>	F
<i>Crataegus monogyna</i>	F
<i>Poa annua</i>	F
<i>Quercus robur</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Cerastium glomeratum</i>	O
<i>Ranunculus repens</i>	O
<i>Juncus effusus</i>	O
<i>Urtica dioica</i>	O
<i>Typha latifolia</i>	O
<i>Salix caprea</i>	R
<i>Cirsium vulgare</i>	R
<i>Juncus inflexus</i>	R
<i>Epilobium hirsutum</i>	R
<i>Rosa arvensis</i>	R
<i>Sambucus nigra</i>	R
<i>Rumex obtusifolius</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T04

Hedges. Eastern section of Sunbank Lane, hedged both sides and with some large specimens of oak and some ash. Hedges are hawthorn-dominated and gappy in places on the northern side of the lane. There is also a stretch of overgrown ditch on the south side of the road and flat grassy verges of variable widths, with trees, along the north side. Where Sunbank Lane turns to the north, there is a broad flat damp verge on the eastern side and a narrow verge and ditch, with defunct hedge, on the west.

<i>Crataegus monogyna</i>	D
<i>Dactylis glomerata</i>	A
<i>Arrhenatherum elatius</i>	A
<i>Taraxacum officinale</i> agg.	F
<i>Cardamine pratensis</i>	F
<i>Chamerion angustifolium</i>	F
<i>Bellis perennis</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Quercus robur</i>	O
<i>Urtica dioica</i>	O
<i>Juncus effusus</i>	O
<i>Rumex obtusifolius</i>	O
<i>Hedera helix</i>	O
<i>Sambucus nigra</i>	O
<i>Prunus spinosa</i>	O
<i>Fraxinus excelsior</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T05

Improved grassland in long narrow field west of Wilmslow Road. There are clipped hawthorn hedges, without trees, along the western side, apart from in the southern extremity where the hedged edge of Cotteril Clough woodland forms the field boundary. The southern edge is also bounded by the woodland, with much snowberry in the hedge planted along the fringe of the wood. Despite being adjacent to the ancient woodland these hedgerows are not particularly rich in species.

The eastern hedge is dense hawthorn, planted on top of the bank down to Wilmslow Road, the bank is planted with a mix of broad-leaved trees with scattered conifers also. The north-western section of hedge, along Sunbank Lane is gappy and lacks trees. There are some mature trees in the western edge, but associated with ponds to the west, rather than the hedgerows. There is a hollow near the centre of the field, a former pond?

The sward itself is dominated by ryegrass and white clover and has much sticky mouse-ear scattered through.

The species list mainly reflects the surrounding hedges.

<i>Crataegus monogyna</i>	F
<i>Sambucus nigra</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Symphoricarpos albus</i>	O
<i>Anthriscus sylvestris</i>	O
<i>Arrhenatherum elatius</i>	O
<i>Dactylis glomerata</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

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Target Note E T06

This small group of trees, mostly alder and oak, shades a pond with no signs of marginal or aquatic plants, but with weedy tall grass/herb growth on edges where shade is light enough to allow such development.

Mallard was noted.

<i>Alnus glutinosa</i>	A
<i>Quercus robur</i>	A
<i>Salix cinerea</i>	F
<i>Sambucus nigra</i>	O
<i>Crataegus monogyna</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T07

A pond shaded by tall crack willows but with the appearance of being filled in from the western edge, resulting in a disturbed and weedy fringe.

<i>Salix fragilis</i>	A
<i>Quercus robur</i>	O
<i>Fraxinus excelsior</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T08

Improved grassland with clipped hawthorn-dominated hedges around all boundaries and no trees, apart from those associated with the series of small ponds.

The small twinned ponds in the eastern corner are shaded by grey willow and oak and have some marginal species and areas of starwort on flat muddy patches, but are mainly surrounded by tall coarse grass with much hogweed and nettle.

Along the southern edge a string of small ponds is set in the hedgeline. These range from healthy looking bodies with open water and diverse marginal plants, to heavily shaded waters and a weedy in-filled area.

The plant list records the series of ponds rather than the species-poor grassland sward.

Great crested newt has been recorded from one of the ponds along the southern edge.

<i>Crataegus monogyna</i>	A
<i>Arrhenatherum elatius</i>	F
<i>Dactylis glomerata</i>	F
<i>Salix cinerea</i>	F
<i>Juncus effusus</i>	F
<i>Rubus fruticosus</i> agg.	O
<i>Ranunculus repens</i>	O
<i>Agrostis stolonifera</i>	O
<i>Heracleum sphondylium</i>	O
<i>Rosa arvensis</i>	O
<i>Sambucus nigra</i>	O
<i>Sparganium erectum</i>	O
<i>Typha latifolia</i>	O
<i>Urtica dioica</i>	O
<i>Sorbus aucuparia</i>	R
<i>Callitriche</i> sp.	R
<i>Ribes nigrum</i>	R
<i>Glyceria fluitans</i>	R
<i>Quercus robur</i>	R
<i>Rumex crispus</i>	R
<i>Lythrum salicaria</i>	R
<i>Populus x canescens</i>	R
<i>Cardamine pratensis</i>	R
<i>Solanum dulcamara</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T09

Pond area, formerly more extensive with shaded open water now remaining only in northern extremity. The remainder of area is mainly weedy in-filled pond and areas of tipped rubble. There is much crack willow in the north and a section of undisturbed bank with bluebells, in the south.

<i>Salix fragilis</i>	A
<i>Impatiens glandulifera</i>	F
<i>Crataegus monogyna</i>	F

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<i>Urtica dioica</i>	F
<i>Fraxinus excelsior</i>	O
<i>Hyacinthoides non-scripta</i>	O
<i>Sambucus nigra</i>	O
<i>Quercus robur</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T10

Hedges along each side of the middle section of Sunbank Lane, with a cluster of mature oaks and some ash on each side of the road in the central part of this section.

The hedges along the lane, particularly on the southern side, are quite species-rich, with five woody species recorded in some 30m sections. There are some typical hedge-bottom plants such as greater stitchwort and wood sage but generally the road verges are dense and grassy and the field side of the hedges are grazed.

East of the cluster of tall oaks and ash parts of the lane hedges are quite gappy.

There are broad triangular verges at the western end of this stretch, where Sunbank lane turns to the south, but generally there is only a narrow tall grass/herb strip on each side of the road.

<i>Crataegus monogyna</i>	D
<i>Hedera helix</i>	F
<i>Ilex aquifolium</i>	O
<i>Quercus robur</i>	O
<i>Fraxinus excelsior</i>	O
<i>Sambucus nigra</i>	O
<i>Ulmus</i> sp.	O
<i>Stellaria holostea</i>	O
<i>Lonicera periclymenum</i>	R
<i>Teucrium scorodonium</i>	R
<i>Rosa canina</i> agg.	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T11

Three fingers of the broad-leaved woodland of Sunbank Wood extend along narrow stream valleys into the pastoral landscape of the south-western part of the site. The woodland is generally dense and unmanaged and the valley sides are very steep. But, there are scattered areas of typical woodland groundflora, both on the drier slopes and the damper valley bottoms. There are also signs of planting in the wood, with larch and sycamore present.

There are shaded, but managed, hawthorn hedges along the adjoining field boundaries.

The woodland vegetation has been sampled by two quadrats; these indicate that the vegetation is W8e type, the herb-Robert sub-community of ash-dominated woodland.

In the narrowest and most westerly arm there were signs of possible badger activity. Song thrush and great tit were noted, also red-tailed bumble-bee.

<i>Fraxinus excelsior</i>	D
<i>Hedera helix</i>	A
<i>Ranunculus ficaria</i>	F
<i>Hyacinthoides non-scripta</i>	F
<i>Allium ursinum</i>	F
<i>Rubus fruticosus</i> agg.	F
<i>Anemone nemorosa</i>	F
<i>Quercus robur</i>	F
<i>Chrysosplenium oppositifolium</i>	F
<i>Acer pseudoplatanus</i>	F
<i>Crataegus monogyna</i>	F
<i>Poa trivialis</i>	O
<i>Dryopteris dilatata</i>	O
<i>Galium odoratum</i>	O
<i>Circaea lutetiana</i>	O
<i>Urtica dioica</i>	O
<i>Phyllitis scolopendrium</i>	O
<i>Dryopteris filix-mas</i>	O
<i>Eurhynchium praelongum</i>	O
<i>Mnium hornum</i>	O
<i>Larix</i> sp.	O
<i>Ilex aquifolium</i>	O
<i>Oxalis acetosella</i>	O
<i>Silene dioica</i>	O
<i>Betula pendula</i>	O

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Arum maculatum	O
Populus nigra	O
Corylus avellana	O
Chamerion angustifolium	O
Pteridium aquilinum	O
Rubus idaeus	O
Sambucus nigra	O
Deschampsia cespitosa	O
Mercurialis perennis	O
Lamiastrum galeobdolon	O
Veronica montana	O
Ulmus glabra	O
Prunus domestica insititia	R
Polystichum aculeatum	R
Carex remota	R
Ribes rubrum	R
Milium effusum	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T12

East of Sunbank Lane, this is a narrow strip of neutral, semi-improved, grassland, backing onto the narrowest arm of Sunbank Wood in the east. The unmanaged grassland has some regeneration of woody species.

The sward becomes wetter in patches to the north.

There is a well-worn animal track across the southern part of this grassland, running west from the possible site of badger activity in the wooded valley to the gate in the hedge along Sunbank Lane.

Arrhenatherum elatius	A
Dactylis glomerata	A
Festuca rubra	F
Alopecurus pratensis	F
Heracleum sphondylium	F
Plantago lanceolata	F
Ranunculus acris	O
Juncus effusus	O
Salix cinerea	O
Vicia sepium	O
Taraxacum officinale agg.	O
Phalaris arundinacea	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note E T13

This is the western section of Sunbank Lane, running north/south through the south-western part of the Oak Farm site. There are managed hedgerows on each side of the road, with dotted mature specimens of oak and sycamore. The hedges are generally quite species-rich, with much holly and some bracken in places and there are some typical hedge bottom plants. Although more diverse than the generality of local field hedges these are not sufficiently species-rich to be considered 'Important' under the Hedgerow Regulations.

Blue tit was noted in the hedgerow.

Crataegus monogyna	D
Ilex aquifolium	F
Dactylis glomerata	F
Quercus robur	F
Poa trivialis	F
Alopecurus pratensis	O
Galium aparine	O
Corylus avellana	O
Alliaria petiolata	O
Festuca rubra	O
Anthriscus sylvestris	O
Equisetum arvense	O
Vicia sepium	O
Heracleum sphondylium	O
Ranunculus ficaria	O
Stellaria holostea	O
Teucrium scorodonium	O
Pteridium aquilinum	O
Prunus spinosa	O
Acer pseudoplatanus	O
Taraxacum officinale agg.	O
Prunus domestica insititia	R

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<i>Dryopteris dilatata</i>	R
<i>Geum urbanum</i>	R
<i>Galanthus nivalis</i>	R
<i>Hyacinthoides non-scripta</i>	R
<i>Allium ursinum</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

(within the target note area).

SITE F: Parallel taxi way

Target Note F T01

Just west of the northern extremity of this area, is a fenced plantation along northern edge of curving track on the south-western periphery of Runway 1 area. Canopy is dense and there is only sparse ground vegetation, apart from along a narrow edge strip. The vegetation lacks typical elements of woodland groundflora.

<i>Acer pseudoplatanus</i>	F
<i>Salix viminalis</i>	F
<i>Betula pendula</i>	F
<i>Pinus sylvestris</i>	F
<i>Alnus glutinosa</i>	F
<i>Epilobium hirsutum</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Salix cinerea</i> ssp. <i>cinerea</i>	O
<i>Quercus robur</i>	O
<i>Dactylis glomerata</i>	O
<i>Acer platanoides</i>	O
<i>Festuca rubra</i>	O
<i>Corylus avellana</i>	O
<i>Epilobium parviflorum</i>	O
<i>Potentilla anserina</i>	R
<i>Ulex europaeus</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T02

The top of the slope up from the Bollin Valley, between the fenced areas of Runway 1 and Runway 2, has mixed and quite diverse marshy grassland with frequent scattered regeneration of shrub and tree species. There are also plantings of native shrubs and trees.

The sward is variable, with much hard rush and frequent mossy patches dominated by *Calliergon cuspidatum*. A selection of wildflowers has been seeded into this area, notably cowslip. Drier stands of tall neutral grassland, dominated by false oat-grass, are also established.

<i>Juncus inflexus</i>	A
<i>Calliergon cuspidatum</i>	A
<i>Salix cinerea</i>	F
<i>Corylus avellana</i>	F
<i>Alnus glutinosa</i>	F
<i>Rosa canina</i> agg.	F
<i>Festuca rubra</i>	F
<i>Arrhenatherum elatius</i>	F
<i>Rosa multiflora</i>	O
<i>Primula veris</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Poa trivialis</i>	O
<i>Dactylis glomerata</i>	O
<i>Vicia sativa</i>	O
<i>Centaurea nigra</i>	O
<i>Lotus corniculatus</i>	O
<i>Epilobium hirsutum</i>	O
<i>Tussilago farfara</i>	O
<i>Trifolium dubium</i>	O
<i>Leucanthemum vulgare</i>	O
<i>Rumex obtusifolius</i>	R
<i>Cornus sanguinea</i>	R
<i>Phalaris arundinacea</i>	R
<i>Carex pendula</i>	R
<i>Silene dioica</i>	R
<i>Salix viminalis</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T03

Further down the valley slope from T02, this area has denser and more-established planting with vegetation below the developing canopy comprising a sparser version of T02 type. Open patches in the tall canopy contain frequent stands of ox-eye daisy and cowslip.

This plantation extends to the south-west; across the broad track, with its island of tree planting, to the banks of the Bollin and

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around the edges of the open water and swamp of T04. Plantation extends up the north-eastern side of the Bollin tunnel opening.

<i>Alnus glutinosa</i>	D
<i>Salix caprea</i>	F
<i>Quercus robur</i>	O
<i>Viburnum opulus</i>	O
<i>Crataegus monogyna</i>	O
<i>Rosa multiflora</i>	O
<i>Myosotis sylvatica</i>	O
<i>Lotus corniculatus sativus</i>	O
<i>Leucanthemum vulgare</i>	O
<i>Primula veris</i>	O
<i>Corylus avellana</i>	O
<i>Salix viminalis</i>	O
<i>Fraxinus excelsior</i>	O
<i>Carex nigra</i>	R
<i>Scrophularia nodosa</i>	R
<i>Impatiens glandulifera</i>	R
<i>Veronica chamaedrys</i>	R
<i>Carex pendula</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T04

This is a small pond on a narrow shelf above the course of the Bollin. There is dense reed to the north and dense alder and osier in the east. Abundant young alder growth separates the pond from the Bollin. East of the pond the tall plantation woodland is over damp ground, becoming drier to the east and merging with T03 plantation. Species from this alder/osier plantation, with abundant Himalayan balsam below, are listed with the pond species.

<i>Salix viminalis</i>	D
<i>Alnus glutinosa</i>	D
<i>Impatiens glandulifera</i>	A
<i>Urtica dioica</i>	F
<i>Phragmites australis</i>	O
<i>Callitriche</i> sp.	O
<i>Iris pseudacorus</i>	O
<i>Acer pseudoplatanus</i>	O
<i>Salix caprea</i>	O
<i>Viburnum opulus</i>	O
<i>Epilobium hirsutum</i>	O
<i>Fraxinus excelsior</i>	O
<i>Salix fragilis</i>	O
<i>Corylus avellana</i>	O
<i>Carex pendula</i>	O
<i>Salix cinerea</i>	O
<i>Rubus fruticosus</i> agg.	O
<i>Myosotis sylvatica</i>	R
<i>Arctium minus</i>	R
<i>Centaurea nigra</i>	R
<i>Juncus effusus</i>	R
<i>Myosotis discolor</i>	R
<i>Crataegus monogyna</i>	R
<i>Scrophularia nodosa</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T05

Extending south-west from the western abutment of the Bollin tunnel portal this is a continuation of the T03 plantation mix, with a similar range of species planted densely across the whole area.

No plant species list recorded.

Target Note F T06

This strip along the southern bank of the River Bollin lies outside the T05 plantation fence and merges, to the west, with the mature woodland (T07) on the valley side. There is mixed plantation and natural regeneration of a range of native species, mainly willows and alder, in a quite species-rich and partially seeded grass/herb sward similar to that within T02.

<i>Alnus glutinosa</i>	A
<i>Salix cinerea</i>	A
<i>Salix viminalis</i>	A
<i>Cirsium arvense</i>	F
<i>Primula veris</i>	O
<i>Leucanthemum vulgare</i>	O
<i>Ranunculus acris</i>	O

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Juncus inflexus	O
Cytisus scoparius	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T07

This is a section of mature Bollin valley woodland on a steep slope. This woodland is regularly monitored as one of the constant plots within the woodland translocation monitoring programme. Although mainly comprising native species, with ash and oak the main species and alder along the base of the slopes, there is also some planting, with beech present in this section. Despite the dense canopy and very steep slope the main woodland block has a varied groundflora with much wild garlic, primrose, wild arum, yellow archangel, *et cetera*.

No plant species list recorded.

Target Note F T08

On the narrow south-east facing bank along the airport security fence there is a well established strip of flower-rich sward. Much of the area was seeded with a mix reflecting areas of grassland recorded before construction of Runway 2. This seeding has been successful over most of the area, especially on the slopes, and merges with coarse neutral tall grass/herb mix on the flatter areas. These taller and coarse swards become progressively denser and less species-rich towards the planted scrub strip of T14. However the slope swards are characterised by a wide range of flowering plants and occasional occurrence of quaking grass.

Festuca rubra	A
Trifolium repens	F
Poa trivialis	F
Alopecurus pratensis	F
Anthoxanthum odoratum	F
Lotus corniculatus	F
Cynosurus cristatus	F
Festuca arundinacea	O
Epilobium hirsutum	O
Juncus inflexus	O
Ranunculus repens	O
Dactylis glomerata	O
Bromus hordeaceus	O
Urtica dioica	O
Medicago lupulina	O
Trifolium pratense	O
Vicia sepium	O
Vicia sativa	O
Briza media	O
Rumex acetosa	O
Plantago lanceolata	O
Cirsium arvense	O
Potentilla anserina	O
Leucanthemum vulgare	O
Ranunculus acris	O
Trifolium dubium	O
Galium mollugo	R
Medicago sativa	R
Lychnis flos-cuculi	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T09

This is a flat area of tall herb, mainly great willowherb in a matrix of neutral grassland.

Woodend bat barn, the structure built to compensate for loss of bat roosting habitat within the Runway 2 area, is located within this area. Whitethroat was noted here.

Epilobium hirsutum	D
Arrhenatherum elatius	A
Dactylis glomerata	F
Alopecurus pratensis	F
Urtica dioica	F
Cirsium arvense	O
Heracleum sphondylium	O
Juncus effusus	O
Juncus inflexus	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T10

On each side of the main track through this area there are low lush swards dominated by dense red fescue, with a few scattered rush clumps.

Manchester Airport Peripheral Sites

<i>Festuca rubra</i>	D
<i>Lotus corniculatus</i>	A
<i>Ranunculus repens</i>	F
<i>Cirsium arvense</i>	O
<i>Chamerion angustifolium</i>	O
<i>Plantago lanceolata</i>	O
<i>Leucanthemum vulgare</i>	O
<i>Juncus inflexus</i>	O
<i>Lathyrus pratensis</i>	O
<i>Centaurea nigra</i>	O
<i>Veronica chamaedrys</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T11

This is a section of old hedge surviving from the former agricultural landscape and linking to T07 in the north-east. At its western end there is a small area of reedmace swamp.

<i>Crataegus monogyna</i>	D
<i>Rubus fruticosus</i> agg.	F
<i>Fraxinus excelsior</i>	O
<i>Alnus glutinosa</i>	O
<i>Quercus robur</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T12

This is an area of dense rush pasture, surrounded by plantation and hedges on three sides. Rushes become less dense, over a damp grassy sward, in the south-eastern part of the area.

<i>Juncus inflexus</i>	D
<i>Juncus effusus</i>	D
<i>Cirsium arvense</i>	F
<i>Anthoxanthum odoratum</i>	O
<i>Salix cinerea</i>	O
<i>Stachys sylvatica</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T13

South-west of T12, and separated by a fence and hawthorn hedge with much bramble, there is a pond surrounded by dense plantation of hawthorn, oak, crab apple, dog-rose with honeysuckle and abundant bramble.

No plant species list recorded.

Target Note F T14

Parallel to the flower-rich grassy bank of T08, this is a continuous strip of mixed, mainly native, shrub planting, forming a wide and dense hedge along the south-eastern edge of flat arable fields.

Painted lady was seen in some numbers along the edges of this area on 26th May 2009.

<i>Crataegus monogyna</i>	D
<i>Viburnum opulus</i>	F
<i>Sambucus nigra</i>	F
<i>Rosa canina</i> agg.	F
<i>Corylus avellana</i>	F
<i>Rosa multiflora</i>	O
<i>Salix caprea</i>	O
<i>Ilex aquifolium</i>	O
<i>Populus alba</i>	O
<i>Stellaria graminea</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T15

This group of three waterbodies lies within the airport security fence. Despite them being netted over to prevent water birds being attracted to them, coot and dabchick were noted.

These waterbodies are not managed as natural features.

No plant species list recorded.

Manchester Airport Peripheral Sites

Target Note F T16

Around the north-western edges of the three ponds within the security fence there is an area of low sward dominated by common sedge.

At the south-western end there is a tall hawthorn screen, with much nettle and bramble in its base, screening the house to the north-west.

<i>Carex nigra</i>	D
<i>Anthoxanthum odoratum</i>	F
<i>Carex viridula</i> ssp. <i>oedocarpa</i>	O
<i>Juncus inflexus</i>	O
<i>Lotus corniculatus</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T17

This is a dense hedgerow, with trees, running at right-angles to the airport security fence. Tall oaks are dotted along most of its length. At the southern end there is much field rose and bramble but for the most part the hedge is a mix of hawthorn and blackthorn.

<i>Crataegus monogyna</i>	D
<i>Prunus spinosa</i>	A
<i>Rubus fruticosus</i> agg.	F
<i>Quercus robur</i>	F
<i>Rosa arvensis</i>	O
<i>Epilobium hirsutum</i>	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T18

This area straddles the site boundary and is a mixed area of unmanaged neutral grassland with nettlebeds and planted scrub. There are two ponds within the area, both of the site boundary.

<i>Salix cinerea</i>	A
<i>Betula pendula</i>	A
<i>Corylus avellana</i>	F
<i>Rosa rubiginosa</i>	F
<i>Rosa multiflora</i>	F
<i>Potamogeton natans</i>	O
<i>Eleocharis palustris</i>	O
Charaphyte sp.	O
<i>Typha latifolia</i>	R
<i>Lythrum salicaria</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T19

A patch of fairly typical local tall neutral grass/herb with a short section of old hawthorn and bramble hedgerow running across.

<i>Arrhenatherum elatius</i>	D
<i>Anthoxanthum odoratum</i>	A
<i>Festuca rubra</i>	F
<i>Vicia sativa</i>	O
<i>Lotus corniculatus</i>	O
<i>Trifolium pratense</i>	O
<i>Ranunculus repens</i>	O
<i>Dactylis glomerata</i>	O
<i>Trifolium repens</i>	O
<i>Ranunculus acris</i>	O
<i>Rumex acetosa</i>	O
<i>Juncus effusus</i>	O
<i>Cerastium fontanum</i>	O
<i>Rumex obtusifolius</i>	O
<i>Lathyrus pratensis</i>	O
<i>Trifolium dubium</i>	O
<i>Salix cinerea</i>	R
<i>Vicia sepium</i>	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Manchester Airport Peripheral Sites

Target Note F T20

T019 type continues to the south-west of the short run of hedge into a larger area of similar sward with some areas of marshy grassland with rushes.

No plant species list recorded.

Target Note F T21

There is a pond within this fenced area, surrounded by marshy grassland with abundant common rush. To the south-western side of the pond there is a hawthorn, bramble and nettle hedge with some taller ash on the south-west side of the pond.

Carex nigra	A
Juncus inflexus	O
Iris pseudacorus	O
Potamogeton natans	O

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T22

This is a hedge with trees, some of them fairly recently planted wild cherry and horse chestnut. To the north-west there are frequent mature specimens of oak, with at least two smaller oak specimens in the hedge within the Area F boundary. The hedge is mainly hawthorn and ash dominated and has a footpath along its north-eastern side, leading across the fields to the north-west.

No plant species list recorded.

Target Note F T23

To the south-west of the section hedge next to the T21 pond there is a narrow mixed area between Wood Lane and the airport security fence. The far south-western end is dominated by a block of plantation, but most of the area is a complex of short seeded grassland, with marshy patches, scrub regeneration and some hawthorn hedging. There are also traces of former garden planting within this area.

Goldfinch was noted within this area and swift flying over.

Festuca rubra	D
Plantago lanceolata	F
Poa trivialis	F
Galium mollugo	F
Leucanthemum vulgare	F
Centaurea nigra	F
Dactylis glomerata	F
Ranunculus acris	O
Rumex acetosa	O
Primula veris	O
Lysimachia punctata	R
Polemonium caeruleum	R
Malus domestica	R
Hemerocallis species	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Target Note F T24

Along Wood Lane this section of tall hedge survives from a former house that predated development of Runway 2.

Orange tip butterfly was noted here.

Crataegus monogyna	D
Fagus sylvatica	O
Aucuba japonica	O
Salix caprea	O
Syringa vulgaris	O
Quercus robur	O
Laburnum anagyroides	R

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare (within the target note area).

Greater Manchester Archaeological Unit Monument Full Report

08/06/2009

Number of records: 15

Airport Area C - HER Sites within 500m

SMR Number	Site Name	Record Type
1369.1.0	Etrop Grange (Formerly listed as Moss House)	Listed Building

Monument Types and Dates

HOUSE (AD 18th Century - 1700 AD to 1799 AD)

SETTLEMENT (AD 18th Century - 1700 AD to 1799 AD)

Description and Sources

Description

Late C18. 3 storey red brick building. Five sash windows, those to ground storey with keyblocks. The three centre window bays break forward slightly with a pediment over. Central doorway with pilasters, pediment, semi-circular fanlight and 6-panelled door. Wood modillion eaves cornice; slates (1). House built by Mr Moss, also known as "Moss's Folly" (2). House in location (roughly L-shaped) but not named (3).

Sources

- (1) Bibliographic reference: DoE. 1974. Sheet 18. 10
 - (2) Monograph: Shercliff, WH. 1974. 242-3
 - (3) Cartographic materials: 1882.
-

Location

National Grid Reference

Centroid SJ 8183 8607 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Manchester, Greater Manchester
Township Hale, Manchester, Greater Manchester

Address/Historic Names

Moss House, Bailey Lane, Ringway, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 387912	Etrop Grange	Active	DGM931
<p>House, now hotel. Probably later C18; altered. Red brick in Flemish bond with sandstone dressings and slate roof. Double-depth plan with shallow back extension and later addition to this. Palladian style on small scale. Three storeys, 1:3:1 bays, symmetrical, with pedimented centre breaking forwards slightly, stone plinth, modillioned eaves cornice and pediment. Central round-headed doorway (up 3 steps) with pedimented Tuscan pilaster doorcase, fanlight with renewed radiating tracery; tall sashed windows at ground and 1st floors with prominent raised sills and flat-arched heads with large keystones; square windows at 2nd floor, with raised sills. Gable chimneys. Left gable wall rebuilt c.1900; right-hand gable wall has some cross-window casements. Rear: stair-window with intersecting tracery. Interior: dog-legged staircase with open-string, 3 turned balusters per tread (all those above 1st flight recently restored), mahogany handrail; otherwise, altered.</p>			

Other Statuses and Cross-References

National Monuments Record - SJ 88 NW 12	Active
Sites & Monuments Record - 1369.1.0	Active

Ratings and Scorings

Condition	Uncertain
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Land Use

Associated Historic Landscape Character Records

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 1369.1.0 **Site Name** Etrop Grange (Formerly listed as Moss House)

HGM13305 Commercial - Hotel Complex (Type Code: COM-COHOT)
Hotel, Bailey Lane, Hale

Other Land Classes - None recorded

Related Monuments - None Recorded

Associated Finds

FGM1448 WINDOW (AD 18th Century - 1700 AD to 1799 AD)

FGM4217 DOOR (AD 19th Century - 1800 AD to 1899 AD)

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 1497.1.0 Site Name Ridge and Furrow

SMR Number	Site Name	Record Type
1497.1.0	Ridge and Furrow	Monument

Monument Types and Dates

FIELD SYSTEM (Medieval - 1066 AD to 1539 AD)

RIDGE AND FURROW (Medieval - 1066 AD to 1539 AD)

Description and Sources

Description

An area of ridge and furrow aligned south-east to north-west, with a prominent headland on its north-eastern boundary. Roughly 5m apart from top of ridge to top of ridge (1). Visible on 1984 APs (Run 19 nos 052-3) (2).

Sources

- (1) Monograph: Arrowsmith, P.. 1994. An Archaeological Assessment. Nevell, Mike. 11
 - (2) Aerial Photograph: 1984. Run 19 Nos 052-3.
-

Location

National Grid Reference

Centroid SJ 8047 8626 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester

Township Hale, Trafford, Greater Manchester

Address/Historic Names

Davenport Green, Hale, Trafford , Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 1497.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM6239 Enclosed Land - Surveyed Enclosure (Parliamentary/ Private) (Type Code: ENC-ENSUR)
Davenport Green, Hale

HGM6468 Enclosed Land - Open Fields (Type Code: ENC-ENOPF)
Davenport Green

HGM6474 Enclosed Land - Piecemeal Enclosure (Type Code: ENC-ENANC)
Davenport Green

Other Land Classes

Geology boulder clay

Geology marl

Geology Podzol

Landuse Cultivated land, undetermined

Landuse Cultivated land, undetermined

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 1497.1.0

Site Name Ridge and Furrow

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM5 (Event - Survey)

EGM2069 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 1498.1.0 Site Name Ridge and Furrow

SMR Number	Site Name	Record Type
1498.1.0	Ridge and Furrow	Monument

Monument Types and Dates

FIELD SYSTEM (Medieval - 1066 AD to 1539 AD)
RIDGE AND FURROW (Medieval - 1066 AD to 1539 AD)

Description and Sources

Description

An area of ridge and furrow aligned north-west to south-east, with a prominent headland on its south-eastern boundary. Roughly 5m apart from top of ridge to top of ridge (1). Visible on 1984 APs. (Run 19 nos 052-3) (2).

Sources

- (1) Monograph: Arrowsmith, P.. 1994. An Archaeological Assessment. Nevell, Mike. 10
 - (2) Aerial Photograph: 1984. Run 19 Nos 052-3.
-

Location

National Grid Reference

Centroid SJ 8057 8637 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester
Township Hale, Trafford, Greater Manchester

Address/Historic Names

Davenport Green, Hale, Trafford , Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 1498.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM6239 Enclosed Land - Surveyed Enclosure (Parliamentary/ Private) (Type Code: ENC-ENSUR)
Davenport Green, Hale

HGM6468 Enclosed Land - Open Fields (Type Code: ENC-ENOPF)
Davenport Green

HGM6474 Enclosed Land - Piecemeal Enclosure (Type Code: ENC-ENANC)
Davenport Green

Other Land Classes

Geology	boulder clay
Geology	marl
Geology	Podzol
Landuse	Cultivated land, undetermined
Landuse	Cultivated land, undetermined

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 1498.1.0

Site Name Ridge and Furrow

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM5 (Event - Survey)

EGM2069 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 1495.1.0 **Site Name** Thorley Cottage (site of)

SMR Number	Site Name	Record Type
1495.1.0	Thorley Cottage (site of)	Monument

Monument Types and Dates

SETTLEMENT (AD 19th Century - 1800 AD to 1899 AD)

BUILDING (Modern - 1901 AD to 2050 AD)

Description and Sources

Description

2 unnamed square buildings are shown on this site in 1838 (CRO EDT 181/2) (2) and on the OS 1st Edition 6" (surveyed 1872-6). Only one square building survives on the OS 1st Edition 1" [25"?] (revised 1895), and on the OS 1:2500 (1962). This is named as Thorley Cottage (3). The site was demolished to make way for the M56. In 1840 one building was owned and occupied by George Garner (CRO EDT 181/2 No. 94), and one owned by the Earl of Stamford and occupied by Andrew Garner Snr. (CRO EDT 181/2 No. 105). According to the Crewe rentals these buildings were occupied by the Perrin and How families in the C18 (CRO DCR/59/6/1-2). A George Parren of Hale, blacksmith, helped compile the inventory of John Brundreth taken on 16/05/1684 (see Appendix 2) (1).

Sources

- (1) Monograph: Arrowsmith, P.. 1994. An Archaeological Assessment. Nevell, Mike. 11
 - (2) Cartographic materials: Map. 1842. Tithe Map of Hale.
 - (3) Cartographic materials: 1962. Sheet SJ 8086.
-

Location

National Grid Reference

Centroid SJ 8076 8635 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester

Township Hale, Trafford, Greater Manchester

Address/Historic Names

Thorley Lane, Hale, Trafford , Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 1495.1.0 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records

HGM6846 Enclosed Land - Agglomerated fields (Type Code: ENC-ENPRA)
 Thorley Lane, Hale

Other Land Classes

Geology	boulder clay
Geology	marl
Geology	Podzol
Landuse	Built over
Landuse	Cultivated land, undetermined

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 1495.1.0

Site Name Thorley Cottage (site of)

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM2069 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 2028.1.0 Site Name Etrop Green

SMR Number	Site Name	Record Type
2028.1.0	Etrop Green	Monument

Monument Types and Dates

BUILDING (Post Medieval - 1540 AD to 1900 AD)
SETTLEMENT (Post Medieval - 1540 AD to 1900 AD)

Description and Sources

Description

Shown on OS map as a small group of buildings centred on Hasty Lane and Thorley Lane crossroads (1).

Sources

(1) Cartographic materials: 1843. Sheet No 80 NE.

Location

National Grid Reference

Centroid SJ 8110 8591 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Manchester, Greater Manchester
Township Baguley, Manchester, Greater Manchester

Address/Historic Names

Hasty Lane And Thorley Lane, Woodhouse Park , Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 2028.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM12870 Communications - Airport (Type Code: CMC-CUAIR)
Manchester International Airport (Runways and Terminals), Hale

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 2210.1.0 **Site Name** Structures (site of) nr Haletop Farm

SMR Number	Site Name	Record Type
2210.1.0	Structures (site of) nr Haletop Farm	Monument

Monument Types and Dates

SETTLEMENT (AD 19th Century - 1800 AD to 1899 AD)

TENEMENT (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

Single structure shown on the 1831 map (3) and possibly on the 1819 map (2). Two structures shown on the 1838 Hale Tithe map, each property being described as "Cottage and Garden". The 1882 map also shows a well to the west of the westernmost building. Both buildings have been demolished (1).

Sources

- (1) Monograph: Arrowsmith, P. 1994. Cultural Heritage Stage 2 Assessment. 4, 6
 - (2) Cartographic materials: Greenwood. 1819. Greenwood's Map of Cheshire.
 - (3) Cartographic materials: Bryant. 1831. Bryant's Map of Cheshire.
 - (4) Cartographic materials: Map. 1842. Tithe Map of Hale.
-

Location

National Grid Reference

Centroid SJ 8130 8606 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester

Township Hale, Trafford, Greater Manchester

Address/Historic Names

off Thorley Lane, Hale, Trafford, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 2210.1.0 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records

HGM12901 Enclosed Land - Piecemeal Enclosure (Type Code: ENC-ENANC)
Around Sun Bank Lane, Hale

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM2048 (Event - Survey)

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 2210.1.0 **Site Name** Structures (site of) nr Haletop Farm

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 2211.1.0 Site Name Moss House Farm (site of)

SMR Number	Site Name	Record Type
2211.1.0	Moss House Farm (site of)	Monument

Monument Types and Dates

FARM (AD 19th Century - 1800 AD to 1899 AD)
FARMHOUSE (AD 19th Century - 1800 AD to 1899 AD)
FARMSTEAD (Deserted Farmstead, AD 19th Century - 1800 AD to 1899 AD)
WALL (AD 19th Century - 1800 AD to 1899 AD)
Main Building Material BRICK

Description and Sources

Description

Structure shown on 1819 map (2). 1831 map (3) shows two L-shaped buildings. Property described as "House, Garden". 1909 map (4) shows a possible haybarn to the north of these three structures. All buildings demolished. Brick foundations visible and surface of stone settings still visible (1).

Sources

- (1) Monograph: Arrowsmith, P. 1994. Cultural Heritage Stage 2 Assessment. 4,7,13
 - (2) Cartographic materials: Greenwood. 1819. Greenwood's Map of Cheshire.
 - (3) Cartographic materials: Bryant. 1831. Bryant's Map of Cheshire.
 - (4) Cartographic materials: 1909. Cheshire Sheet 18.12.
-

Location

National Grid Reference

Centroid SJ 8190 8586 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester
Township Hale, Trafford, Greater Manchester

Address/Historic Names

Outwood Lane, Stockport, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 2211.1.0 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records

HGM12885 Communications - Car Park (Type Code: CMC-CUCAR)
Car Park, Thorley Lane West, Hale

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 2211.1.0

Site Name Moss House Farm (site of)

Associated Events/Activities

EGM2048 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 2212.1.0 **Site Name** Structures, Barn Croft (site of)

SMR Number	Site Name	Record Type
2212.1.0	Structures, Barn Croft (site of)	Monument

Monument Types and Dates

SETTLEMENT (AD 18th Century - 1700 AD to 1799 AD)

TENEMENT (AD 18th Century - 1700 AD to 1799 AD)

Description and Sources

Description

Possibly extant in 1777 (2). Two structures shown on the 1819 (3) and 1831 maps. Named as "Ringway Outwood" on 1831 map. Property described as "Cottages, Gardens". Field to south named "Barn Croft". Southerly building possibly a barn (4). All of these buildings have been demolished and their sites lie under a modern road (1).

Sources

- (1) Monograph: Arrowsmith, P. 1994. Cultural Heritage Stage 2 Assessment. 4, 7
 - (2) Cartographic materials: Burdett. 1770s. Burdett's Map of Cheshire.
 - (3) Cartographic materials: Map. 1842. Tithe Map of Hale.
 - (4) Cartographic materials: Greenwood. 1819. Greenwood's Map of Cheshire.
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Location

National Grid Reference

Centroid SJ 8193 8571 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester
Township Hale, Trafford, Greater Manchester

Address/Historic Names

Outwood Lane , Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 2212.1.0 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM2048 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 2212.1.0

Site Name Structures, Barn Croft (site of)

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 2213.1.0 Site Name Oven House Meadow

SMR Number	Site Name	Record Type
2213.1.0	Oven House Meadow	Monument

Monument Types and Dates

INDUSTRIAL SITE (AD 19th Century - 1800 AD to 1899 AD)

OVEN (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

Field name on the 1838 Tithe map (2). Name suggests the close presence of a furnace (1).

Sources

- (1) Monograph: Arrowsmith, P. 1994. Cultural Heritage Stage 2 Assessment. 4,7,12
 - (2) Cartographic materials: Map. 1842. Tithe Map of Hale.
-

Location

National Grid Reference

Centroid SJ 8201 8583 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester

Township Hale, Trafford, Greater Manchester

Address/Historic Names

Outwood Lane, County Boundary , Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 2213.1.0 Active

Ratings and Scorings

Condition Good

Land Use

Associated Historic Landscape Character Records

HGM12885 Communications - Car Park (Type Code: CMC-CUCAR)

Car Park, Thorley Lane West, Hale

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3698.1.0

Site Name Etrop Green Farm (site of)

FGM3974 BRICK (AD 16th Century - 1500 AD to 1599 AD)

FGM4697 BRICK (AD 19th Century - 1800 AD to 1899 AD)

Associated Events/Activities

EGM1390 Site Visit (Site Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3706.1.0 Site Name Structure (site of)

SMR Number	Site Name	Record Type
3706.1.0	Structure (site of)	Monument

Monument Types and Dates

BUILDING (AD 19th Century - 1800 AD to 1899 AD)
SETTLEMENT (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

The 1830 map (2) shows a structure on this site. Two small rectangular shaped buildings with a well to the rear are shown on the east side of Thorley Lane on the 1882 map (3). The site is now vacant (1).

Sources

- (1) Monograph: Burke, T. 1993. Metrolink - South Manchester Airport Proposal. 10
 - (2) Cartographic materials: 1830. Swire & Hutchings Map of Cheshire.
 - (3) Cartographic materials: 1882. Cheshire Sheet 18.
-

Location

National Grid Reference

Centroid SJ 8076 8637 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester
Township Hale, Trafford, Greater Manchester

Address/Historic Names

Thorley Lane, Davenport Green , Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 3706.1.0 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records

HGM6846 Enclosed Land - Agglomerated fields (Type Code: ENC-ENPRA)
Thorley Lane, Hale

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM2026 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3706.1.0 **Site Name** Structure (site of)

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3735.1.0 Site Name Davenport Green Hall

SMR Number	Site Name	Record Type
3735.1.0	Davenport Green Hall	Listed Building

Monument Types and Dates

GREAT HOUSE (AD 17th Century - 1600 AD to 1699 AD)

Hall (Hall, AD 17th Century - 1600 AD to 1699 AD)

SETTLEMENT (AD 17th Century - 1600 AD to 1699 AD)

TIMBER FRAMED BUILDING (Timber Framed, AD 17th Century - 1600 AD to 1699 AD)

Description and Sources

Description

Farmhouse, now house. "1617 ET II" & "IG" carved on 2 studs. Later C18/C19 wing. Square panel timber framing, later wing in rendered brick, stone slate roof. 3-bay 2-storey C17 wing (originally 2 units) now 1 room per floor. House-part was in bays 2,3; poss. cross-passage to R of bay 3. Large C20 extension to R. Stone plinth, diag. braces. 2x3-lt, 1x2-lt timber ovolo-moulded casement windows (c.1980) each floor. Porch & wing (with 2, 3-light casement windows with C20 hoodmoulds) added later. Ovolo-moulded tie-beam to gable. Interior: house-part & parlour (now 1 room): chamfered primary beams & posts, ovolo-moulded in house-part. Upper floor: independent set of rooms inserted into framed structure, retaining exposed tie-beam truss, roof timbers, fine C17 plasterwork fire surround with vine, rose & animal motifs in relief.

Sources

- (1) Monograph: Dore, R.N. 1972. A History of Hale, Cheshire. 4-54
 - (2) Monograph: DoE. 1981. Borough of Trafford. 4.02
 - (3) Monograph: J.S.F. Walker & A.S. Tindall. 1985. Country Houses of Greater Manchester. GMAU. 175
 - (4) Bibliographic reference: DoE. 1985. List of Buildings of Arch/Hist., Interest, Trafford.
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Location

National Grid Reference

Centroid SJ 8035 8640 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester

Township Hale, Trafford, Greater Manchester

Address/Historic Names

Shay Lane, Hale, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 3735.1.0 Active

Listed Building (II) Active

Ratings and Scorings

Condition Good

Land Use

Associated Historic Landscape Character Records

HGM6465 Residential - Farm Complex (Type Code: SET-REFAR)
Davenport Green Hall, Halebarns

Other Land Classes

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3735.1.0

Site Name Davenport Green Hall

Geology

boulder clay

Landuse

Cultivated land, undetermined

Landuse

In use as building

Related Monuments - None Recorded

Associated Finds

FGM855 DOOR (AD 17th Century - 1600 AD to 1699 AD)

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 7392.1.0 Site Name Keeper's Cottage (site of)

SMR Number	Site Name	Record Type
7392.1.0	Keeper's Cottage (site of)	Monument

Monument Types and Dates

HOUSE (AD 17th Century - 1600 AD to 1699 AD)

SETTLEMENT (AD 17th Century - 1600 AD to 1699 AD)

TENEMENT (AD 17th Century - 1600 AD to 1699 AD)

TIMBER FRAMED BUILDING (Timber Framed, AD 17th Century - 1600 AD to 1699 AD)

Description and Sources

Description

House. Mid C17, extensive rebuilding in C18, C19, C20. Timber frame, brick with felt roof (formerly thatch). T-shaped plan: 1 storey, attic, 3 bays: 1st 2 projecting with a 2-light window to bay 1, door to bay 2, hole marks position of former window, 1 gable. 3-light casement window with cambered brick arch & gabled dormer window above in bay 3. Box framing with diagonal braces to rear & end wall of bays 1,2. Ovolo-moulding on 1 rail at rear. Dormer window to L elevation. Interior retains framed partition with wattle & daub infill between bays 2,3; tie beam truss above is exposed, with curved principals. Beams boxed in. Small attached outbuildings are not of special interest. In a poor state of repair, the right gable having been demolished. Now demolished.

Sources

- (1) Bibliographic reference: DoE. 1985. List of Buildings of Arch/Hist., Interest, Trafford.
 - (2) Monograph: Burke, T. 1993. Metrolink - South Manchester Airport Proposal. 6, 10
 - (3) Monograph: Arrowsmith, P. 1994. Cultural Heritage Stage 2 Assessment. 4, 6
 - (4) Cartographic materials: Map. 1842. Tithe Map of Hale.
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Location

National Grid Reference

Centroid SJ 8089 8619 (MBR: 10m by 10m) SJ88NW

Administrative Areas

District Trafford, Greater Manchester

Township Hale, Trafford, Greater Manchester

Address/Historic Names

Thorley Lane, Davenport Green , Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 7392.1.0 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records

HGM12927 Residential - Vernacular Cottages (Type Code: SET-REVER)
Keepers Cottage, Thorley Lane

Other Land Classes

Landuse Built over

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 7392.1.0

Site Name Keeper's Cottage (site of)

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM2026 (Event - Survey)

EGM1986 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 8638.1.0 Site Name 1 & 2 Thorley Lane, Haletop Farm

SMR Number	Site Name	Record Type
8638.1.0	1 & 2 Thorley Lane, Haletop Farm	Listed Building

Monument Types and Dates

FARM (AD 17th Century - 1600 AD to 1699 AD)

FARMHOUSE (AD 17th Century - 1600 AD to 1699 AD)

FARMSTEAD (Deserted Farmstead, AD 17th Century - 1600 AD to 1699 AD)

TIMBER FRAMED BUILDING (Timber Framed, AD 17th Century - 1600 AD to 1699 AD)

Description and Sources

Description

Farmhouse, now 2 cottages. C17, later alteration. Timber frame. English Garden wall bond brick, slate roof. 3 unit, 2 storey house, left unit converted into cottage. 3-bays partly painted to imitate timbers. Bay 1 has door & segmental-headed 3-light casement window. Bay 2 has 3-light casement on each floor with cambered arch to ground floor. Door & 2 small windows to bay 3. Near-complete gable frame with window inserted at 1st floor. Rear has 2 structural bays of square-panel box framing with diagonal bracing, on a stone plinth, door in bay 2 & raised eaves line. 2 ridge chimney stacks (1). Small farm at end of private lane, shown as rectangular building in a small field or enclosure (2). Two new buildings and out-house recorded (3).

Sources

- (1) Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
 - (2) Cartographic materials: 1882. Sheet 18 SE.
 - (3) Cartographic materials: 1910. Sheet 18 SE.
 - (4) Monograph: Burke, T. 1993. Metrolink - South Manchester Airport Proposal. 6, 10
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Location

National Grid Reference

Centroid SJ 8120 8609 (MBR: 10m by 10m) SJ88NW Point

Administrative Areas

District Manchester, Greater Manchester
Township Hale, Manchester, Greater Manchester

Address/Historic Names

Thorley Lane, Ringway, Manchester, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 211670	Haletop Farm	Active	DGM888
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Farmhouse, now 2 cottages. C17, later alteration. Timber frame. English Garden wall bond brick, slate roof. 3 unit, 2 storey house, left unit converted into cottage. 3-bays partly painted to imitate timbers. Bay 1 has door & segmental-headed 3-light casement window. Bay 2 has 3-light casement on each floor with cambered arch to ground floor. Door & 2 small windows to bay 3. Near-complete gable frame with window inserted at 1st floor. Rear has 2 structural bays of square-panel box framing with diagonal bracing, on a stone plinth, door in bay 2 & raised eaves line. 2 ridge chimney stacks

Other Statuses and Cross-References

Sites & Monuments Record - 8638.1.0	Active
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Ratings and Scorings

Condition	Good
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Land Use

Associated Historic Landscape Character Records

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 8638.1.0

Site Name 1 & 2 Thorley Lane, Haletop Farm

HGM12929 Residential - Farm Complex (Type Code: SET-REFAR)
Haletop Farm, Thorley Lane, Hale

Other Land Classes

Landuse Cultivated land, undetermined

Landuse Cultivated land, undetermined

Related Monuments - None Recorded

Associated Finds

FGM4759 DOOR (AD 20th Century - 1900 AD to 1999 AD)

Associated Events/Activities

EGM2026 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 9594.1.0

Site Name Old Wood Farm (site of)
