

Biodiversity Metric Report

Royle Barn Road, Rochdale

Reference: 81-973-R2-2

Date: April 25





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QUALITY ASSURANCE

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R2-1	Final	CE	LT	CK	22/10/24
R2-2	Updated Landscape Plan	MM	CK	CK	09/04/25

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EXECUTIVE SUMMARY

Site Address	Land off Royle Barn Road, Castleton, Rochdale OL11 3DT
Co-ordinates	E 388252, N 411096
Site Area	0.38 ha
Current Site Use	The site was undergoing active construction work under a previous planning application.
Proposed Development	Development proposals include the construction of an industrial unit with associated hardstanding and landscaping.
Results	The biodiversity metric results show a gain of 0.20 habitat units (+12.14%) on-site as a result of the development. The trading rules of the metric have also been satisfied.
Conclusions and Recommendations	The proposed scheme will incur a gain of 0.20 habitat units (+12.14%) on-site as a result of the development. The trading rules of the metric have been satisfied, as habitats lost have been 'traded up'. Additional species enhancements could be provided on-site, which could include bat and bird boxes, hedgehog houses, and hibernacula.



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1. INTRODUCTION

1.1. BACKGROUND

E3P were commissioned by Hallmark Developments (NW) Ltd to undertake a Biodiversity Net Gain Calculation at Royle Barn Road, Rochdale, hereafter referred to as “the site”.

This report has been produced by Max McCormick BSc (Hons) Consultant Ecologist at E3P. Max holds a Qualifying membership of CIEEM and has experience undertaking condition assessments and Biodiversity Net Gain assessments on a range of projects across the UK.

This report should be read in conjunction with ‘The Statutory Biodiversity Metric Calculation Tool – Royle Barn Road, Rochdale’.

1.2. SITE LOCATION

The site is located in Castleton, south-west Rochdale within a predominantly industrial area. The site is accessed via Royle Barn Road, which defines the south-east site boundary. An industrial unit is located directly adjacent to the north-east of the site. An area of deciduous broadleaved woodland is located approximately 90 m north-west of the site. An active railway line and the Rochdale Canal are located approximately 200 m and 280 m south-east of the site boundary respectively. An active housing development is located approximately 450 m north-east of the site. The A627(M) is located approximately 760 m north-west of the site at its closest point. Castle Hawk Golf Course is located approximately 830 m south-west of the site boundary.

Please refer to Figure 1 for the approximate site location.

Figure 1 **Approximate Site Location**





1.3. PREVIOUS SURVEYS

1.3.1. ENZYGO 2021

Enzygo undertook an Ecological Impact Assessment of a larger area of the site as part of a separate planning application in May 2021 (report reference: SHF.349.013.EC.R.001). During the survey, the site was found to comprise developed land; sealed surface, unvegetated unsealed surface, dense scrub, modified grassland and scattered trees.

1.3.2. E3P 2024

E3P undertook a Preliminary Ecological Appraisal on-site in August 2024 (report reference: 81-973-R1). The survey included a Condition Assessment of the on-site habitats. During the survey, the site was found to comprise modified grassland, ruderal/ephemeral, bare ground, artificial unvegetated, unsealed surface, developed land; sealed surface and three shipping containers.

1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

- 📌 Identify percentage change in on-site habitat.
- 📌 Identify the number of habitat units lost/gained on-site; and
- 📌 Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Statutory Biodiversity Metric 2024 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within the Statutory Biodiversity Metric: User Guide (DEFRA, 2024).

This metric was calculated by Max McCormick, Consultant Ecologist at E3P. Max has attended internal training courses focussing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This metric was reviewed by Associate Director Celia Kenyon BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 Field Identification Skills Certificate (FISC).

2.2. ON-SITE HABITAT BASELINE DATA

Site clearance was undertaken prior to a site visit by E3P in August 2024. As such, aerial imagery prior to vegetation clearance (dated 09th June 2023), the EclA by Enzygo (report reference: SHF.349.013.EC.R.001), and the baseline data collected on 01st August 2024 during the Preliminary Ecological Appraisal (report reference: 81-973-R1) were used to inform habitat areas and the condition assessment. The EclA by Enzygo was used to inform the condition of the mixed scrub across the site and the PEA by E3P was used to inform the condition of the modified grassland in the north-east of the site. The remaining habitats were assumed based on the aerial imagery. Please refer to Figure 2 below for the pre-clearance aerial imagery.

Figure 2 Pre-clearance Aerial Imagery





The Statutory Biodiversity Metric Condition Assessment Sheets (DEFRA 2024) were used to undertake the condition assessment. The methodology follows the Statutory Biodiversity Metric: User Guide (DEFRA 2024). On-site baseline habitats were measured off the UKHab Habitat Plan using QGIS and input into the metric. Please see Appendix I for the UKHab Habitat Plan.

2.3. POST-DEVELOPMENT HABITAT CREATION

The Soft Landscape Proposals (Margaret Twigg, 2025; drawing reference: 736.02A) was used to measure habitat creation on-site. The area for individual trees was calculated using the tree helper calculator within the metric with all proposed trees assumed to be small (<30 cm DBH when planted). A Post-Development Habitat Plan has been created to coincide with the UKHab Habitat types within the Statutory Metric.

Please see Appendix II Post Development Habitat Plan and Appendix III for the Soft Landscape Proposals.

2.4. LIMITATIONS

Some areas on the site are double counted, including root protection zones and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.

The red line boundary was extended after the initial PEA had been undertaken and as such, the trees in the east of the site were not originally included. A condition assessment of the trees was therefore undertaken using aerial and street view imagery. This is not considered to be a major constraint as it is not considered likely that, based on the height and age of the trees, that they would achieve 'Good' condition. Furthermore, the trees will be retained as a result of the development.

Due to vegetation clearance taking place prior to the PEA in August 2024, aerial imagery was utilised to assume the habitats present on-site prior to vegetation clearance. The habitats present, during both the EcIA by Enzygo and the PEA by E3P, were poor quality due to a lack of floristic diversity. As such, this is not anticipated to be a major constraint.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Table 1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

Table 1 Habitat Baseline Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
Urban - Artificial Unvegetated; Unsealed Surface	0.053	N/A	N/A
Urban - Developed Land; Sealed Surface (Hardstanding)	0.0398	N/A	N/A
Heathland and Shrub – Mixed Scrub	0.0372	Moderate	Passes 3 of 5 condition assessment criteria: - The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description. At least 80% of the scrub is native, there are at least 3 woody species, and no single species comprises more than 75% of the cover, excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), which can be up to 100% cover. - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover. - The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.



HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
			Based on the EclA by Enzygo, the scrub was found to comprise bramble (<i>Rubus fruticosus</i> agg.), common nettle (<i>Urtica dioica</i>), rosebay willowherb (<i>Chamaenerion angustifolium</i>), silver birch (<i>Betula pendula</i>) saplings, cherry (<i>Prunus avium</i>) saplings and hawthorn (<i>Crataegus monogyna</i>) saplings, all of which are native species. No mature shrubs or invasive non-native species were identified during the EclA. Based on aerial imagery, a well-developed edge was present between the scrub and adjacent ruderal/ephemeral, and no clearings, glades or rides were identified within the mixed scrub. It was therefore determined that the mixed scrub was 'Moderate' condition.
Grassland - Modified Grassland	0.0678	Poor	Fails Criterion A, which is essential for achieving Moderate or Good condition: 'There are 6-8 vascular plant species per m², including at least 2 forbs'. The area of modified grassland was surveyed during the PEA by E3P. The grassland was found to comprise a short sward due to regular mowing. As such, 6-8 vascular plant species were not present per m². It was therefore determined that the modified grassland was 'Poor' condition.
Sparsely Vegetated Land - Ruderal/Ephemeral	0.1841	Moderate	Passes 2 of 3 condition assessment criteria: ✳ The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year. ✳ There is an absence of invasive plant species (listed on Schedule 9 of the Wildlife and Countryside Act), and species of suboptimal condition make up less than 5% of vegetated cover. During the PEA by E3P, the ruderal/ephemeral was found to comprise flowering plant species that are beneficial for wildlife, including great willowherb (<i>Epilobium hirsutum</i>), common sorrel (<i>Rumex acetosa</i>), mugwort (<i>Artemisia vulgaris</i>), black medick (<i>Medicago</i>



HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
			<i>lupulina</i>), redshank (<i>Persicaria maculosa</i>), elder (<i>Sambucus nigra</i>) and common ragwort (<i>Senecio jacobaea</i>). No invasive non-native plant species were identified during the PEA. Based on aerial imagery and street view, the vegetation structure of the ruderal/ephemeral was not varied and entirely dominated the areas that did not comprise mixed scrub or artificial unvegetated, unsealed surface. It was therefore determined that the ruderal/ephemeral was 'Moderate' condition.
Individual Trees – Urban Tree	0.0081 (2 x small trees)	Moderate	Passes 4 of 6 condition assessment criteria: ✿ The tree is a native species (or at least 70% within the block are native species). ✿ The tree canopy is predominantly continuous, with gaps in canopy cover making up less than 10% of total area, and no individual gap being over 5 m wide (individual trees automatically pass this criterion). ✿ There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity), and there is no current regular pruning regime, so the trees retain over 75% of expected canopy for their age range and height. ✿ More than 20% of the tree canopy is oversailing vegetation beneath. The urban trees in the north-east of the site were assumed to be native species. Based on aerial imagery and street view, the tree canopy for all trees was predominantly continuous, and no evidence of an adverse impact on tree health or a regular pruning regime was identified. All trees were oversailing modified grassland. Based on the size of the trees, none were mature, and no natural ecological niches, such as deadwood, cavities, ivy or loose bark, was identified. It was therefore determined that the small urban trees were 'Moderate' condition.



HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
Individual Trees – Urban Tree	0.0489 (3 x medium trees)	Moderate	Passes 4 of 6 condition assessment criteria: - The tree is a native species (or at least 70% within the block are native species). - The tree canopy is predominantly continuous, with gaps in canopy cover making up less than 10% of total area, and no individual gap being over 5 m wide (individual trees automatically pass this criterion). - There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity), and there is no current regular pruning regime, so the trees retain over 75% of expected canopy for their age range and height. - More than 20% of the tree canopy is oversailing vegetation beneath. The urban trees in the north-east of the site were assumed to be native species. Based on aerial imagery and street view, the tree canopy for all trees was predominantly continuous, and no evidence of an adverse impact on tree health or a regular pruning regime was identified. All trees were oversailing modified grassland. Based on the size of the trees, none were mature, and no natural ecological niches, such as deadwood, cavities, ivy or loose bark, was identified. It was therefore determined that the medium urban trees were 'Moderate' condition.

3.2. HABITAT RETENTION

Table 2 shows the details of habitats that are to be retained under the current plans. It is understood that all scattered trees will be retained, as shown on the Soft Landscape Proposals (Drawing Reference: 736.02A).



Table 2 Habitat Creation Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT
Individual Trees – Urban Tree	0.0081 (2 x small trees)	Moderate
Individual Trees – Urban Tree	0.0489 (3 x medium trees)	Moderate

3.3. HABITAT ENHANCEMENT CONDITION ASSESSMENT

Table 3 shows the details of the habitats that will be enhanced as a result of the development. An area of modified grassland in the north-east of the site it to be enhanced to moderate condition. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

Table 3 Habitat Enhancement Condition Assessment Results

HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
Grassland – Modified Grassland	0.0324	Moderate Passes 4 of 7 condition assessment criteria: - There are 6-8 vascular plant species per m² present, including at least 2 forbs. - Any scrub present accounts for less than 20% of the total grassland area. Some scattered scrub, such as bramble (<i>Rubus fruticosus</i> agg.), may be present. - Cover of bracken (<i>Pteridium aquilinum</i>) is less than 20%. - There is an absence of invasive non-native plant species, as listed on Schedule 9 of WCA.	10 years

3.4. HABITAT CREATION CONDITION ASSESSMENT

Table 4 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.



Table 4 **Habitat Creation Condition Assessment Results**

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
N/A	Urban – Developed Land; Sealed Surface (Hardstanding)	0.1344	N/A	N/A
N/A	Urban – Developed Land; Sealed Surface (Building)	0.0943	N/A	N/A
Proposed Native Grassland Wildflower Seed Mix	Grassland – Modified Grassland	0.0312	Moderate Passes 4 of 7 condition assessment criteria: - There are 6-8 vascular plant species per m² present, including at least 2 forbs. - Any scrub present accounts for less than 20% of the total grassland area. Some scattered scrub, such as bramble (<i>Rubus fruticosus</i> agg.), may be present. - Cover of bracken (<i>Pteridium aquilinum</i>) is less than 20%. - There is an absence of invasive non-native plant species, as listed on Schedule 9 of WCA.	Four years
Proposed Native Mixed Scrub	Heathland and Shrub – Mixed Scrub	0.0879	Poor Passes 2 of 5 condition assessment criteria: The parcel represents a good example of its habitat type – the appearance	One year



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
			and composition of the vegetation closely matches its UKHab description. At least 80% of the scrub is native, there are at least 3 woody species, and no single species comprises more than 75% of the cover, excluding hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), which can be up to 100% cover.  There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	
Proposed Native Trees	Individual Trees – Urban Tree	0.2158 (x53 small trees)	Moderate Passes 4 of 6 condition assessment criteria:  The tree is a native species (or at least 70% within the block are native species).  The tree canopy is predominantly continuous, with gaps in canopy cover making up less than 10% of total area, and no individual gap being over 5 m wide (individual trees automatically pass this criterion).  There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity), and there is no current regular pruning regime, so the trees retain over 75% of expected canopy for their age range and height.  More than 20% of the tree canopy is oversailing vegetation beneath.	27 years
Proposed Ornamental Trees	Individual Trees – Urban Tree	0.0489 (x12 small trees)	Moderate Passes 3 of 6 condition assessment criteria:	27 years



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION/DESCRIPTION	TARGET TIME TO CONDITION
			- The tree canopy is predominantly continuous, with gaps in canopy cover making up less than 10% of total area, and no individual gap being over 5 m wide (individual trees automatically pass this criterion). - There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity), and there is no current regular pruning regime, so the trees retain over 75% of expected canopy for their age range and height. More than 20% of the tree canopy is oversailing vegetation beneath.	
N/A	Urban – Artificial Unvegetated, Unsealed Surface	0.0014	N/A	N/A



3.5. STRATEGIC SIGNIFICANCE

The strategic significance was defined as 'Area not in local strategy/no local strategy', as the site is not noted for its ecological significance within the Greater Manchester Combined Authority's Places for Everyone Joint Development Plan (adopted March 2024). Additionally, the site comprised artificial unvegetated, unsealed surface, developed land; sealed surface, modified grassland, mixed scrub, ruderal/ephemeral and scattered trees, which are not anticipated to provide significant ecological value given their urban nature and/or their setting. Furthermore, the habitats proposed post-development comprise scattered trees, developed land; sealed surface, mixed scrub, modified grassland, enhanced modified grassland and buildings, which are not anticipated to provide significant ecological value given their urban location.

3.6. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of 0.20 habitat units (+12.14%) as a result of the proposed development. Table 5 shows the headline results detailed within the Biodiversity Metric.

Table 5 **Headline Results**

HEADLINE	CATEGORY	RESULT
Total Net Unit Change	Habitat Units	0.20
	Hedgerow Units	N/A
	Watercourse Units	N/A
Total Net % Change	Habitat Units	+12.14%
	Hedgerow Units	N/A
	Watercourse Units	N/A

The trading rules of the metric have been satisfied as habitats lost have been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

The proposed scheme will incur a gain of 0.20 habitat units (+12.14%) on-site as a result of the development. The trading rules of the metric have been satisfied, as habitats lost have been 'traded up'.

Additional species enhancements could be provided on-site, which could include bat and bird boxes, hedgehog houses, and hibernacula.



5. PLANNING APPLICATION INFORMATION

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation.

1.63 habitat units

Please provide the date the onsite pre-development biodiversity value was calculated:

Date of aerial photography used to inform the condition assessment of habitats pre-clearance –
09th June 2023

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used:

Biodiversity Metric completed at an earlier date due to vegetation clearance after 30th January 2020.

When was the version of the biodiversity metric used published?

6th September 2024

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

-  - on or after 30 January 2020 which were not in accordance with a planning permission; or
-  - on or after 25 August 2023 which were in accordance with a planning permission?

Loss of on-site habitats after 30th January 2020 which were not in accordance with a planning permission. As such, both aerial imagery prior to vegetation clearance (dated 09th June 2023), the EcIA by Enzygo and the baseline data collected on 01st August 2024 during the PEA were used to inform habitat areas and the condition assessment.

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

No irreplaceable habitat was identified on-site



6. REFERENCES

- 🌿 DEFRA (2024). The Statutory Biodiversity Metric User Guide.
- 🌿 DEFRA (2024). Statutory Biodiversity Metric Condition Assessments.
- 🌿 E3P (2024). Preliminary Ecological Appraisal - Royle Barn Road, Rochdale. Report Reference: 81-973-R1.
- 🌿 Enzygo (2021). Ecological Impact Assessment – Land Royle Barn Road, Rochdale. Report Reference: SHF.349.013.EC.R.001.
- 🌿 Greater Manchester Combined Authority (2024). 'Places for Everyone' Joint Development Plan Document.
- 🌿 Margaret Twigg (2025). Soft Landscape Proposals. Drawing Reference: 736.02A.

END OF REPORT

APPENDIX I

UKHAB HABITAT PLAN



Key:

-  Red Line Boundary
-  Medium urban tree
-  Small urban tree
-  Artificial unvegetated, unsealed surface
-  Developed land; sealed surface
-  Mixed scrub
-  Modified grassland
-  Ruderal/Ephemeral
-  Retained grassland

Notes

Issue: 1	Revision: 1	Date: 05/09/2024	Drawn: CE	Authorised: CK
Client: Hallmarks Development (NW) Ltd			Job No. 81-973	Date: 05/09/2024
			Drawing No. 002	Scale: 1:300 @ A4
Job title: Royle Barn Road, Rochdale			Drawing title: UKHab Habitat Plan - Pre-clearance	

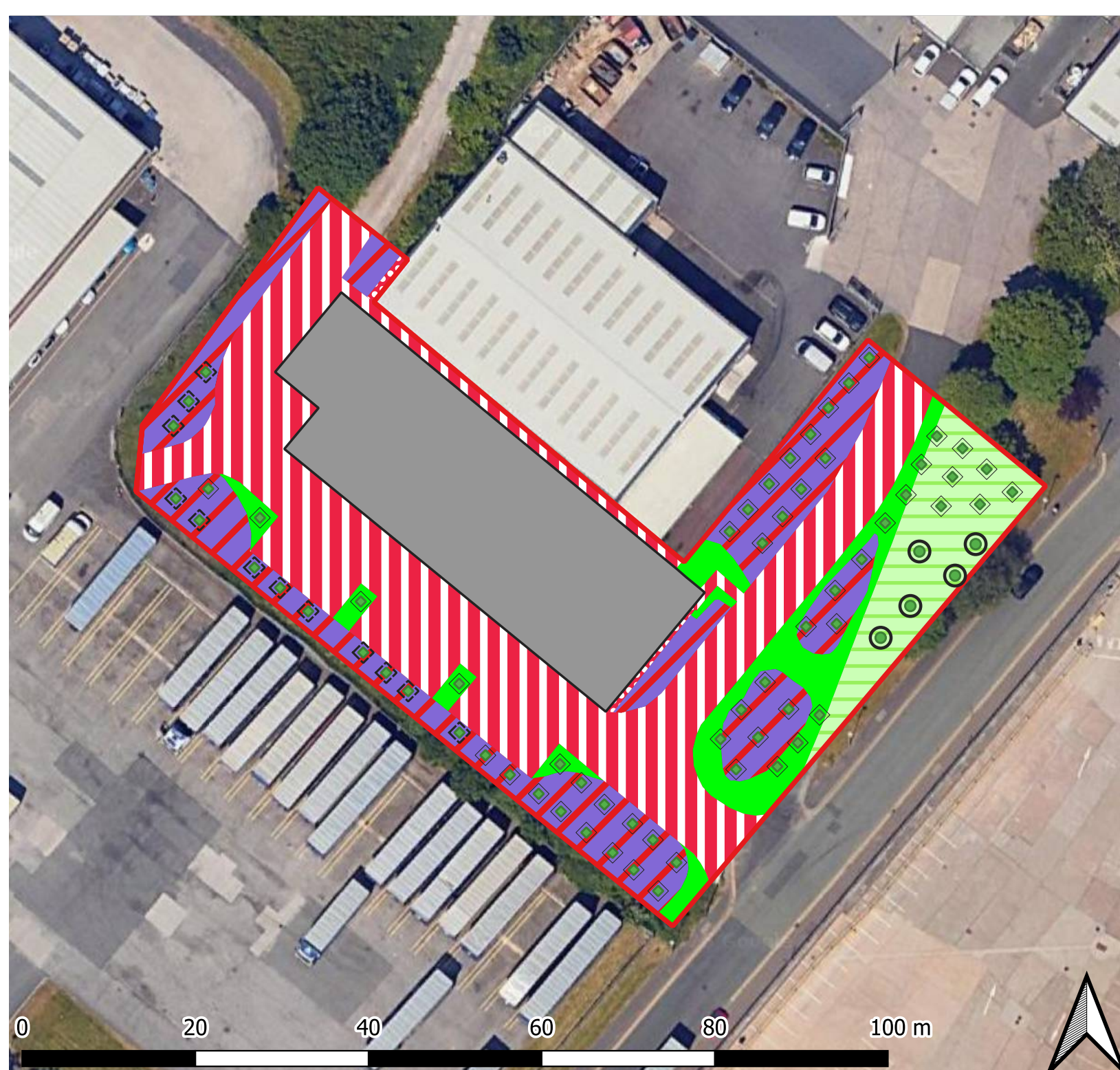


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APPENDIX II POST DEVELOPMENT HABITAT PLAN





Key:

- Red Line Boundary
- Proposed native trees (x53)
- Proposed ornamental trees (x12)
- Retained tree
- Artificial unvegetated, unsealed surface (14 m²)
- Developed land; sealed surface (1344 m²)
- Mixed scrub (879 m²)
- Proposed 'Hedgerow and Light Shade Wildflower Seeds Mix LW7M' (312 m²)
- Retained and enhanced with 'Restore and Enrich Wildflower Seeds Mix LWRE' (324 m²)
- Buildings (942 m²)

Notes

Issue: 1	Revision: 2	Date: 08/03/2025	Drawn: MM	Authorised: CK
Client: Hallmarks Development (NW) Ltd			Job No. 81-973	Date: 08/03/2025
			Drawing No. 81-973-003(03)	Scale: 1:300 @ A4
Job title: Royle Barn Road, Rochdale			Drawing title: Post Development Habitat Plan	



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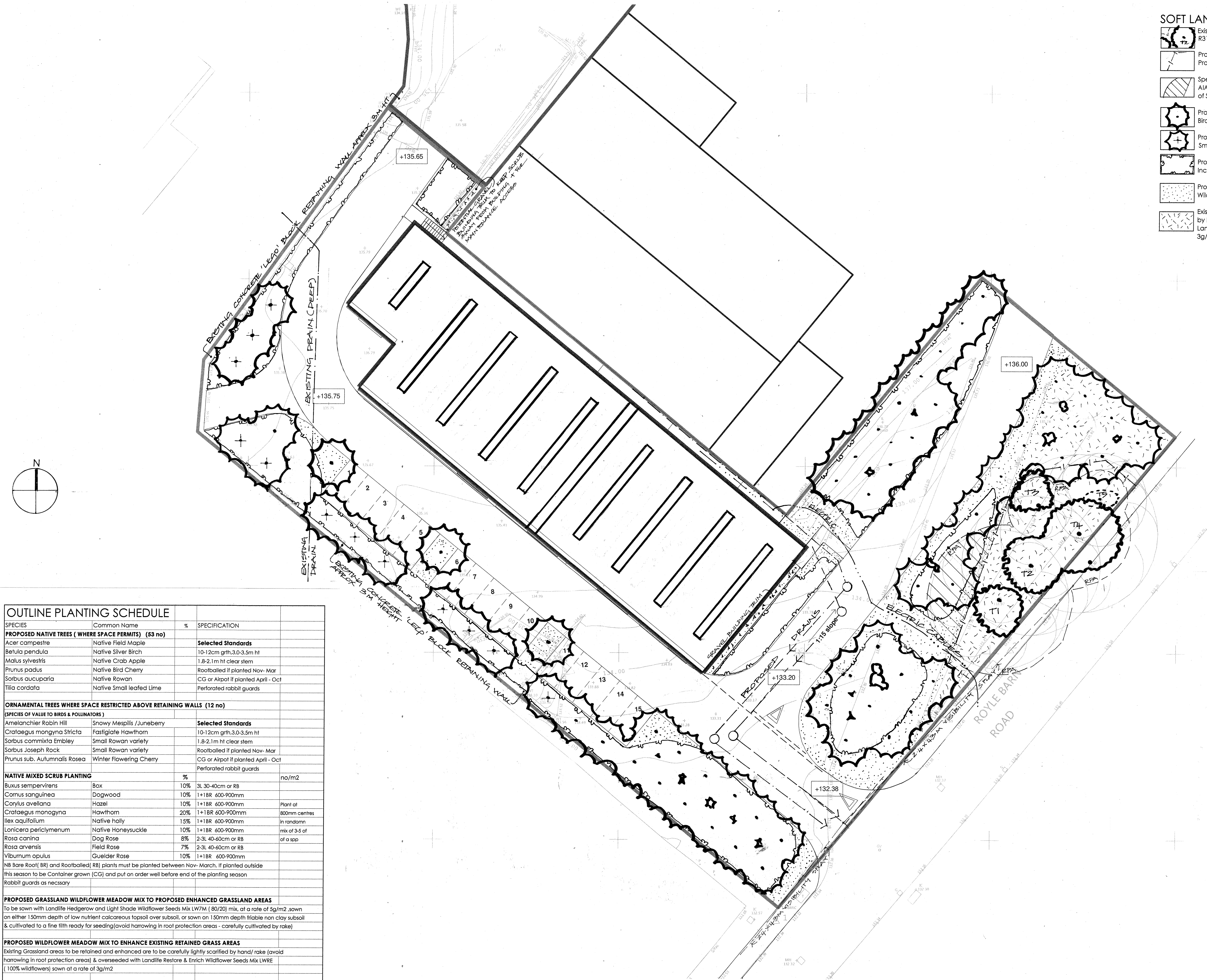
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APPENDIX III

SOFT LANDSCAPE

PROPOSALS





SOFT LANDSCAPE LEGEND

- Existing trees retained & protected during works in accordance with e3p AIA ref 81-973-R31-1 Dec 24 & their Tree Impacts & Protection Plan & Method Statement Section 4.
- Proposed Protective fencing alignment to existing trees- refer to e3p AIA & Tree Impacts & Protection Plan
- Special measures re excavation of existing road handstanding within RPA- refer to e3p AIA & Tree Impacts & Protection Plan & Method Statement Section 4 & Table of Special Measures within RPA's
- Proposed native trees- where space permits, inc. Lime, Birch, Rowan, Crab Apple, Bird Cherry, Field Maple (53 no total = 81.5% native trees)
- Proposed ornamentals trees of value to wildlife where space restricted including Small Rowan, Amelanchier and Cherry varieties (12 no total = 18.5% non-native trees)
- Proposed native mixed scrub planting planted as transplants & small shrubs inc Hazel, Dogwood, Hawthorn, Wild Roses, Box, Holly and Honeysuckle
- Proposed native grassland wildflower meadow mix- Landlife 'Hedgerow and Light Shade Wildflower Seeds Mix LW7M' (80/20) mix, at rate of 5g/m2 (Proposed modified grassland)
- Existing Grassland areas to be retained and enhanced are to be carefully lightly scarified by hand/ rake (avoid harrowing in root protection areas) & overseeded with native Landlife 'Restore & Enrich Wildflower Seeds Mix LWRE' (100% wildflowers) sown at a rate of 3g/m2. (Existing enhanced grassland)

OUTLINE PLANTING SCHEDULE			
SPECIES	Common Name	%	SPECIFICATION
PROPOSED NATIVE TREES (WHERE SPACE PERMITS) (53 no)			
Acer campestre	Native Field Maple		Selected Standards
Betula pendula	Native Silver Birch		10-12cm grth, 3.0-3.5m ht
Malus sylvestris	Native Crab Apple		1.8-2.1m ht clear stem
Prunus padus	Native Bird Cherry		Rootballed if planted Nov- Mar
Sorbus aucuparia	Native Rowan		CG or Airpot if planted April - Oct
Tilia cordata	Native Small leaved Lime		Perforated rabbit guards
ORNAMENTAL TREES WHERE SPACE RESTRICTED ABOVE RETAINING WALLS (12 no)			
(SPECIES OF VALUE TO BIRDS & POLLINATORS)			
Amelanchier Robini Hill	Snowy Mespilis / Juneberry		Selected Standards
Crataegus mangyna Stricta	Fastigate Hawthorn		10-12cm grth, 3.0-3.5m ht
Sorbus commixta Embley	Small Rowan variety		1.8-2.1m ht clear stem
Sorbus Joseph Rock	Small Rowan variety		Rootballed if planted Nov- Mar
Prunus sub. Autumnalis Rosea	Winter Flowering Cherry		CG or Airpot if planted April - Oct
			Perforated rabbit guards
NATIVE MIXED SCRUB PLANTING			
		%	no/m2
Buxus sempervirens	Box	10%	3L 30-40cm or R8
Cornus sanguinea	Dogwood	10%	1+1BR 600-900mm
Corylus avellana	Hazel	10%	1+1BR 600-900mm
Crataegus monogyna	Hawthorn	20%	1+1BR 600-900mm
Ilex aquifolium	Native holly	15%	1+1BR 600-900mm
Lonicera periclymenum	Native Honeysuckle	10%	1+1BR 600-900mm
Rosa canina	Dog Rose	8%	2-3L 40-60cm or RB
Rosa arvensis	Field Rose	7%	2-3L 40-60cm or RB
Viburnum opulus	Guellder Rose	10%	1+1BR 600-900mm
NB Bare Root(BR) and Rootballed(RB) plants must be planted between Nov- March. If planted outside this season to be Container grown (CG) and put on order well before end of the planting season			
Rabbit guards as necessary			
PROPOSED GRASSLAND WILDFLOWER MEADOW MIX TO PROPOSED ENHANCED GRASSLAND AREAS			
To be sown with Landlife Hedgerow and Light Shade Wildflower Seeds Mix LW7M (80/20) mix, at a rate of 5g/m2, sown on either 150mm depth of low nutrient calcareous topsoil over subsoil, or sown on 150mm depth friable non clay subsoil & cultivated to a fine tilth ready for seeding(avoid harrowing in root protection areas - carefully cultivated by rake)			
PROPOSED WILDFLOWER MEADOW MIX TO ENHANCE EXISTING RETAINED GRASS AREAS			
Existing Grassland areas to be retained and enhanced are to be carefully lightly scarified by hand/ rake (avoid harrowing in root protection areas) & overseeded with Landlife Restore & Enrich Wildflower Seeds Mix LWRE (100% wildflowers) sown at a rate of 3g/m2			

GENERAL NOTES

- Refer to separate A4 Outline Planting Specification Notes for planting specification
- This drawing is intended for planning submission purposes and BNG purposes only, and is based on information available at the time, and proposals may be subject to further tweaks at detail design stage following further site survey/ investigations, accommodating existing & proposed statutory services and any proposed retaining walls etc that may affect precise locations of proposed trees and scrub. Root barriers to be used as necessary, where trees or scrub conflict with drains and statutory services alignments, and dependent upon depth of drains/services, with electrical cables being armoured /ducted where feasible. Where proves necessary alternative tree/scrub locations TBA locally.
- This drawing to be read in conjunction with the following drawings/ documents: -
 - Outline Planting Specification Notes (A4 Document)
 - E3p AIA ref 81-973-R31-1 Dec 24 & their Tree Impacts & Protection Plan & Section 4 Method Statement & Table of Special Measures within RPA's.
 - E3p Preliminary Ecology Report Ref 81-973-R1-1 Aug24
 - E3p Biodiversity Metric Report Ref 81 973-R2- latest revision
 - Solid Void Proposed Site Layout & Locations Plan drwg no. RBR-SVA-ZZ-ZZ-DR-A-2001 latest Rev; and elevations drawings and levels drawings etc
 - Solid Void Site Constraints drawing (re existing & proposed services routes) & any updates at detail design stage
 - Structural Engineers drawings relating to any proposed retaining walls -once available/ at detail design stage
 - Civil Engineers proposed drainage drawings -once available/ at detail stage

SOFT LANDSCAPE PROPOSALS

PROPOSED INDUSTRIAL UNIT

ROYLE BARN ROAD, CASTLETON, ROCHDALE

Date: 20.01.25 Scale: 1:200 at A1 Drawn: MT Drwg No. 736.02A

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1:200 at A1

Rev A: Building Units footprint & fire escape paths updated, and planting proposals updated to tie in with them; and updates to tree planting proposals re BNG feedback.
MT 31.03.25