

Edenfield Road

784-B049612

Otter Survey Report

Stonebond Properties (Manchester) Ltd



TETRA TECH

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	2
1.1 Background	2
1.2 Site Location.....	2
1.3 Development Proposals.....	2
1.4 Purpose of the Report	2
2.0 METHODOLOGY	4
2.1 Historic Surveys.....	4
2.2 Desk Study	4
2.3 Field Surveys	4
2.3.1 Otter	5
2.4 Limitations.....	5
3.0 BASELINE CONDITIONS.....	7
3.1 Desk Study	7
3.1.1 Previous Survey Results	7
3.1.2 MAGIC.....	7
3.2 Field Survey	7
3.2.1 Otter	7
4.0 DISCUSSION.....	8
4.1 Further Survey.....	8
5.0 CONCLUSION	8
6.0 REFERENCES	9
FIGURES	10
APPENDICES	11

APPENDICES

APPENDIX A: REPORT CONDITIONS

APPENDIX B: LEGISLATION AND POLICY

APPENDIX C: EXISTING BUILDING LAYOUT SBM-001-EB01 AND PLANNING LAYOUT SBM-001-PL01

APPENDIX D: FIELD SURVEY NOTES

GLOSSARY

Acronyms/Abbreviations	Definition
CEcol	Chartered Ecologist
EPS	European Protected Species
PEA	Preliminary Ecological Appraisal
MAGIC	Multi-Agency Geographic Information for the Countryside
MCIEEM	Member of the Chartered Institute of Ecology and Environmental Management

EXECUTIVE SUMMARY

Contents	Summary
Site Location	Tenterhouse Mill, Greenbooth Road, Norden, Rochdale, OL12 7TD. Grid Reference: SD 85690 14765
Proposals	The proposals include redevelopment of the site to provide residential development with associated infrastructure and landscaping, following planning permission. This will entail demolition of existing buildings and walls, plus vegetation clearance and wall restoration.
Existing Site Information	A Preliminary Ecological Appraisal was conducted by E3P in 2023 (E3P, 2023) which included a desk study and site survey. The desk study did not find any records of otter <i>Lutra lutra</i> within 2km. Suitable habitat for commuting, foraging, natal holts and refuges were recorded on the two brooks on site.
Scope of this Survey(s)	Presence/absence surveys for otter on the watercourses on site and extending up to 250m off-site downstream.
Results	Mammal field signs, which could not be confirmed as otter <i>Lutra lutra</i> , were found at two locations.
Recommendations	Further survey is required to determine presence/likely absence of otter at this site. Camera traps are recommended to be deployed in two locations where field signs were noted (TN3 and TN4 on Figure 2), as well as two cameras as close to the inaccessible areas as possible (near TN1 on Woodhouse Lane Brook and on the western site boundary for Naden Brook). All cameras should be left out for 21 days and the results analysed by a suitably qualified ecologist. Cameras can be deployed at any time of year.

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech was commissioned by Stonebond Properties (Manchester) Ltd in July 2023 to undertake otter presence / likely absence surveys of the two brooks in, and adjacent to, the site located off Endfield Road, Norden, Rochdale hereafter referred to as “the site”.

This survey was requested in order to support a planning application.

This report has been prepared by Harriet Lowery BSc (Hons) and the conditions pertinent to it are provided in Appendix A.

Otter are protected species, full details of that protection, including types of offences and policy position are provided in Appendix B.

1.2 SITE LOCATION

The site is located at Tenterhouse Mill, Greenbooth Road in Norden, Rochdale and is centred at Ordnance Survey National Grid Reference SD 85690 14765 – see Figure 1.

It comprises former mill buildings which have fallen into disrepair and unmanaged areas of hardstanding colonised by vegetation as well as mature trees and woodland. Naden Brook runs along the west and southwest site boundary and Woodhouse Lane Brook flows through the site.

The wider landscape provides broadleaved woodland (including semi-natural and ancient), grassland, wetland and several reservoirs within 5km of the site. Surrounding agricultural field boundaries including hedges provide commuting features. Doctor Dam, Greenbooth Reservoir, and Naden Brook are within 500m of the site.

1.3 DEVELOPMENT PROPOSALS

The proposals include the redevelopment of the site to provide residential development of 49 units with associated infrastructure and landscaping, following planning permission. This will entail demolition of existing buildings and a number of walls, plus vegetation and tree removal within the green line boundary on Existing Building Layout SBM-001-EB01 and Planning Layout SBM-001-PL01 (Stonebond Properties (Manchester) Ltd, 2023.). See Appendix C. It is anticipated that some loss of canopy cover surrounding the Naden and/or Woodhouse Lane Brook may occur as a result of the works. The works would disturb any otters present and potentially destroy holts.

1.4 PURPOSE OF THE REPORT

The purpose of this assessment is to:

- Identify any internationally and nationally designated sites for otter up to 2km from the Site using the Multi Agency Geographic Information for the Countryside (MAGIC) website (www.magic.gov.uk).
- Determine the presence or likely absence of otter within the watercourses surveyed.

- Identify if any additional surveys are required to inform this assessment.
- Determine if any potential impacts on otter are likely to arise from the development.
- Provide preliminary advice and outline strategies to avoid/mitigate/compensate for any likely impacts.

The details of this report will remain valid for a period of eighteen months from the date of the survey (i.e. until January 2025), after which the validity of this assessment should be reviewed to determine whether further updates are necessary. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.

Note that scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

2.0 METHODOLOGY

2.1 HISTORIC SURVEYS

A Preliminary Ecological Appraisal (PEA) was conducted by E3P in 2023 (E3P, 2023) which included a desk study and site survey. A local records data search was obtained from Greater Manchester Ecology unit on 28th March 2023 for habitats within 2km and flora and fauna records within 1km in the last 10 years. A search for non-statutory designated sites within 1km of the site boundary was also conducted. The desk study included an online element including a search using: MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, accessed April 2023; and aerial mapping and ordnance survey maps.

No desk study results were returned for otter.

Naden Brook was found to offer suitable refuge for otter in the form of otter holts and resting places, as well as suitability for foraging and commuting otter. It is expected to support fish and has connectivity to the wider landscape.

Woodhouse Lane Brook flows through the centre of the site and joins Naden Brook and was found to offer valuable habitat for otter and could be used for commuting and foraging purposes.

The mature broadleaved woodland in the site was found to offer suitable habitat for otter natal holts.

2.2 DESK STUDY

The desktop study comprised:

- An online search using the Multi Agency Geographic Information for the Countryside (MAGIC) (<https://magic.defra.gov.uk>) website and Ordnance Survey (OS) and Aerial Imagery (<https://www.bing.com/maps>). This included a search for records of any granted otter EPS licenses within 2km of the site and any designated sites within 2km supporting otter. The search was conducted in July 2023.

2.3 FIELD SURVEYS

The Phase 1 Habitat map (E3P, 2023) and OS mapping were used to identify watercourses and waterbodies within the site boundary and up to 250m upstream and downstream outside of the site boundary where access allowed. Surveys were conducted by Associate Ecologist Phillip Preston MCIEEM and Consultant Ecologist Katarina Caine during suitable weather conditions.

Table 1 Survey Dates and Weather Conditions

Date	Time		Air Temperature (°C)		Wind Speed	Cloud Cover (%)	Precipitation (%)
	Start	End	Initial	Final			
21/07/2023	10:00	13:30	15	18	4 Moderate Breeze	50	30

Biosecurity

All surveys were conducted in accordance with Tetra Tech Biosecurity Policy (July, 2023).

2.3.1 Otter

Survey was conducted on 21st July 2023. The survey date and survey conditions at the time are shown in Table 1. The survey was completed in accordance with the guidance outlined in *Monitoring the Otter* (Chanin, 2003).

Detailed otter survey

The watercourse was surveyed for otters within and directly adjacent to the site within 250m upstream and downstream of the site as appropriate and where access was available. In accordance with best practice guidance (Chanin, 2003), this comprised a detailed search for the presence or absence of otter signs and the location of likely sites for these, as follows:

- Footprints;
- Spraints: The number of spraints were recorded, and placed into three categories: Dried fragmented (Df); Dried intact (Di); Not fully dry (Nd);
- Anal jelly: Number and location;
- Feeding remains: Number, location and type (such as fish/bird amphibian/crayfish remains);
- Mammal paths: Number, location and whether well-used;
- Slides: Number, location and whether well-used; and
- Resting places: These were described in terms of level of activity/inactivity including spraints, footprints, signs of wearing around entrance holes if present and whether above/below ground, and were given a suitability rating of negligible-high. Resting place suitability for use as a natal holt was also recorded with a rating of negligible-high, based upon features including distance from watercourse, type of watercourse (i.e. river/stream/ditch), whether located within dense vegetation or open habitat, and availability of play areas. Potential resting places were also recorded.

In addition, where possible/accessible, spot checks were also conducted on bridges within 2-5km either side of the site. The survey area was mapped along with the positions and densities of the above field signs.

Note: the absence of spraint or other signs does not necessarily preclude otters from the area. All field signs were mapped using a handheld GPS device (MapIt software saved on phone or tablet).

2.4 LIMITATIONS

Parts of Naden Brook and Woodhouse Lane Brook were not fully accessible due to steep terrain which is a significant constraint. This is considered in the recommendations. A map of which areas were accessed is included in Figure 2.

The surveys were completed at an appropriate time of year. There was light rain on 2 days out of 5 prior to survey. The amount of rainfall was not considered significant enough to limit the survey results.

Any absence of desk study records cannot be relied upon to infer absence of a species/habitat as the absence of records may be a result of under-recording within the given search area.

Location of grid references and locations are approximate, due to canopy cover affecting GPS accuracy. Notwithstanding the limitations highlighted above, the survey effort applied is considered sufficient to meet the aims of the survey and this report, in accordance with the aforementioned guidelines.

3.0 BASELINE CONDITIONS

3.1 DESK STUDY

3.1.1 Previous Survey Results

No previous otter survey results are known.

3.1.2 MAGIC

MAGIC identified no EPS licenses granted in relation to otter within 2km of the site.

3.2 FIELD SURVEY

Descriptions and photos of the habitats through the survey area are provided within Appendix D. The location of field signs recorded during the survey are provided in Figure 2.

3.2.1 Otter

Field sign results are shown below in Table 2 and their locations shown on Figure 2.

Table 2 Otter Survey Results

Survey No.	Date	Records						
		Footprints	Spraints	Anal jelly	Feeding remains	Mammal paths/slides	Resting places	Sightings
1	21/07/2023	Inconclusive – scratches present (TN3 on Figure 2, Grid reference: SD 85795 14703)	N/A	N/A	N/A	Present and well-used (TN3 on Figure 2, Grid reference: SD 85795 14703)	Inconclusive – mammal hole present (TN4 on Figure 2, Grid reference: SD 85824 14661)	N/A

4.0 DISCUSSION

4.1 FURTHER SURVEY

Following the desk study and field survey, further survey is required to confirm otter as being present/likely absent. Camera traps are recommended at the two locations where field signs were present (as shown as TN3 and TN4 on Figure 2). Two further camera traps facing the brooks are recommended as close to the inaccessible areas as possible (near TN1 on Woodhouse Lane Brook and on the western site boundary for Naden Brook). All camera traps should be left for 21 days and then checked by a suitably qualified ecologist. Camera traps can be deployed at any time of year.

Due to the potential impacts of the works, if otters are confirmed present an EPS licence would be required for works to proceed. An EPS licence needs to: be filled out by a suitably experienced ecological consultant; include a method statement to show how the impacts of the proposed work on otters will be reduced; and include a reasoned statement to show that the activity fits the criteria and that there is no satisfactory alternative. If the licence application is for a phased or multi-plot development, a master plan and habitat management and maintenance plan is also required. Natural England state they will decide whether to issue a licence within 30 working days of receiving your application.

5.0 CONCLUSION

Further survey is required to confirm otter presence/likely absence before mitigation recommendations can be made and to assess the need for a mitigation licence before works begin.

6.0 REFERENCES

- Chanin, P. (2003) *Monitoring the Otter Lutra lutra*. Conserving Natura 2000 Rivers Monitoring Series No. 10, English Nature, Peterborough
- Chanin P (2003) *Ecology of the European Otter*. Conserving Natura 2000 Rivers Ecology Series No. 10. English Nature, Peterborough.
- E3P (2023) *Preliminary Ecological Appraisal Report. Greenbooth Road, Norden*
- Ministry of Housing and Local Government (2021) *National Planning Policy Framework*.
- Tetra Tech Biosecurity Policy (July, 2023) – Internal document

FIGURES

Figure 1 – Site Plan

Figure 2 –Otter Survey Results



Site Plan

Edenfield Road, Norden

Stonebond Properties (Manchester) Ltd



Legend

 Site Boundary

 Running Water

Notes:

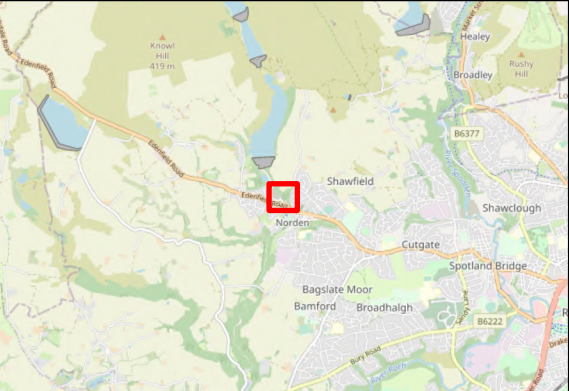
Drawn by: M.COLLISHAWLOCK
Checked by: HL
Office: Southampton

Figure No. 1
Revision No. A
25 July 2023

0 15 30 45 60 Meters
Scale 1:1,250 @A3

British National Grid
NGR: 385792E 414733N

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The Pavilion, 1st Floor
Botleigh Grange
Office Campus
Hedge End
Southampton
Hampshire, SO30 2AF



Otter Survey Results

Edenfield Road, Norden

Stonebond Properties (Manchester) Ltd



Legend

- Site Boundary
- Running Water - Accessed
- Running Water - Not Accessed
- Mammal Hole
- Potential Resting Site
- Target Notes

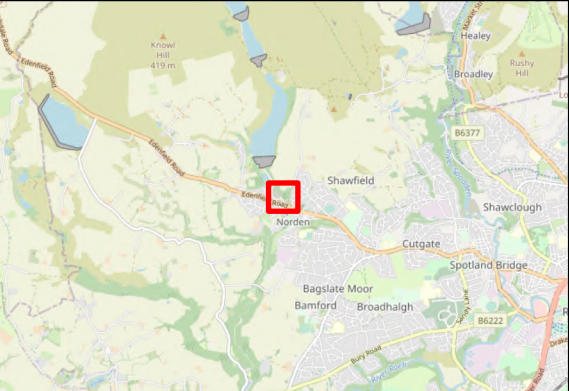
Notes:

Drawn by: M.COLLISHAWLOCK	Figure No. 2
Checked by: HL	Revision No. A
Office: Southampton	26 July 2023

0 15 30 45 60 Meters
Scale 1:1,300 @A3

British National Grid
NGR: 385785E 414723N

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APPENDICES

APPENDIX A – REPORT CONDITIONS

APPENDIX B – FIELD SURVEY NOTES

APPENDIX C – LEGISLATION AND POLICY

APPENDIX D - EXISTING BUILDING LAYOUT SBM-001-EB01 AND PLANNING LAYOUT SBM-001-PL01

APPENDIX A: REPORT CONDITIONS

This Report has been prepared using reasonable skill and care for the sole benefit of [Stonebond Properties (Manchester) Ltd] (“the Client”) for the proposed uses stated in the report by [Tetra Tech Limited] (“Tetra Tech”). Tetra Tech exclude all liability for any other uses and to any other party. The report must not be relied on or reproduced in whole or in part by any other party without the copyright holder’s permission.

No liability is accepted or warranty given for; unconfirmed data, third party documents and information supplied to Tetra Tech or for the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report. Tetra Tech does not purport to provide specialist legal, tax or accounting advice.

The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections'. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factors.

APPENDIX B: LEGISLATION AND POLICY

Habitats Directive

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, or the 'Habitats Directive', is a European Union directive adopted in 1992 in response to the Bern Convention. Its aims are to protect approximately 220 habitats and 1,000 species listed in its several Annexes.

In the UK, the Habitats Directive is transposed into national law via the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales, and via the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) in Northern Ireland.

Conservation of Habitats and Species Regulations 2017 (as amended)

The 2018 amendments mainly related to the impact of the *People Over Wind* decision and some implications arising for neighbourhood plan development and a range of other planning tools including Local Development Orders and Permission in Principle – see here for full details:

<https://www.legislation.gov.uk/uksi/2018/1307/note/made>

The 2019 amendments related to the EU exit. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change. – see here for full details:

<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

Otters are protected under the regulations, which make it an offence to deliberately kill, injure, disturb or capture them; damage or destroy their breeding sites and resting places - even if otters are not present; or possess, control or transport them (alive or dead).

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times. Otter are protected under the Act, which makes it an offence to intentionally or recklessly kill, injure or take them; interfere with places used for shelter or protection, or intentionally disturb animals occupying such places; and prohibits certain methods of killing, injuring, or taking.

Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance. Otter are listed under the NERC act.

Global IUCN Red List

The International Union for Conservation of Nature (IUCN) Threatened Species was devised to provide a list of those species that are most at risk of becoming extinct globally. It provides taxonomic, conservation status and distribution information about threatened taxa around the globe.

The system catalogues threatened species into groups of varying levels of threat, which are: Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CE), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), Data Deficient (DD), Not Evaluated (NE). Criteria for designation into each of the categories is complex, and consider several principles.

Local Biodiversity Action Plan (LBAP)

Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level), and are usually drawn up by a consortium of local Government organisations and conservation charities.

Some LBAPs may also include Habitat Action Plans (HAP) and/or Species Action Plans (SAP), which are used to guide and inform the local decision making process.

Greater Manchester Biodiversity Action Plan (GMBAP) does not have a Species Action Plan for otter.

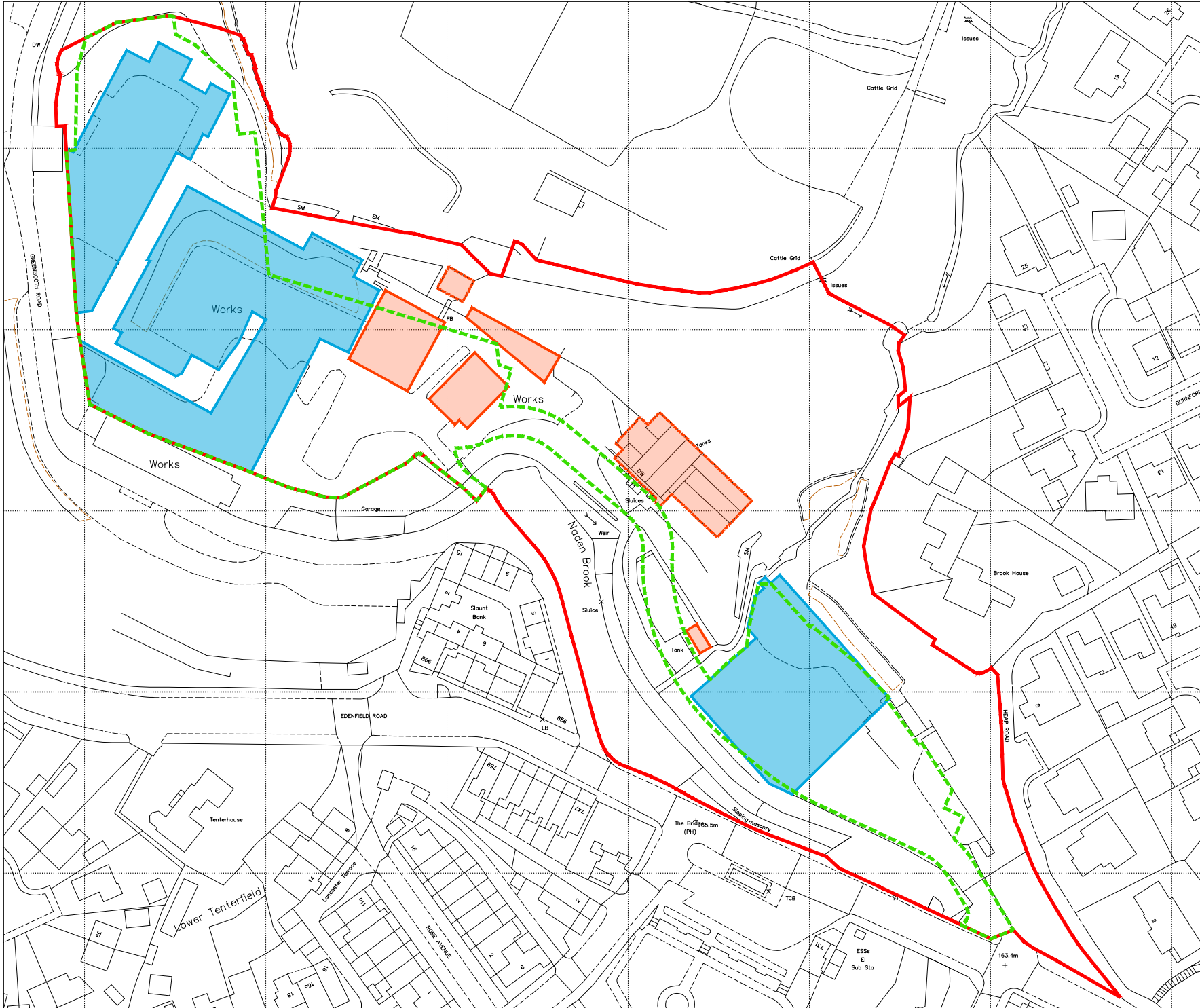
Wild Mammals (Protection) Act 1996

This Act offers protection to all wild species of mammals, irrespective of other legislation, and focussed on animal welfare, rather than conservation.

Unless covered by one of the exceptions, a person is guilty of an offence if he mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild mammal with intent to inflict unnecessary suffering.

Its application is typically restricted to preventing deliberate harm to wildlife (in general) during construction works etc.

APPENDIX C: EXISTING BUILDING LAYOUT SBM-001-EB01 AND PLANNING LAYOUT SBM-001-PL01



- Legend
- Site boundary
 - Development boundary
 - Existing Buildings on-site
 - Existing Buildings on-site (Demolish)
 - Previous Buildings (demolished)

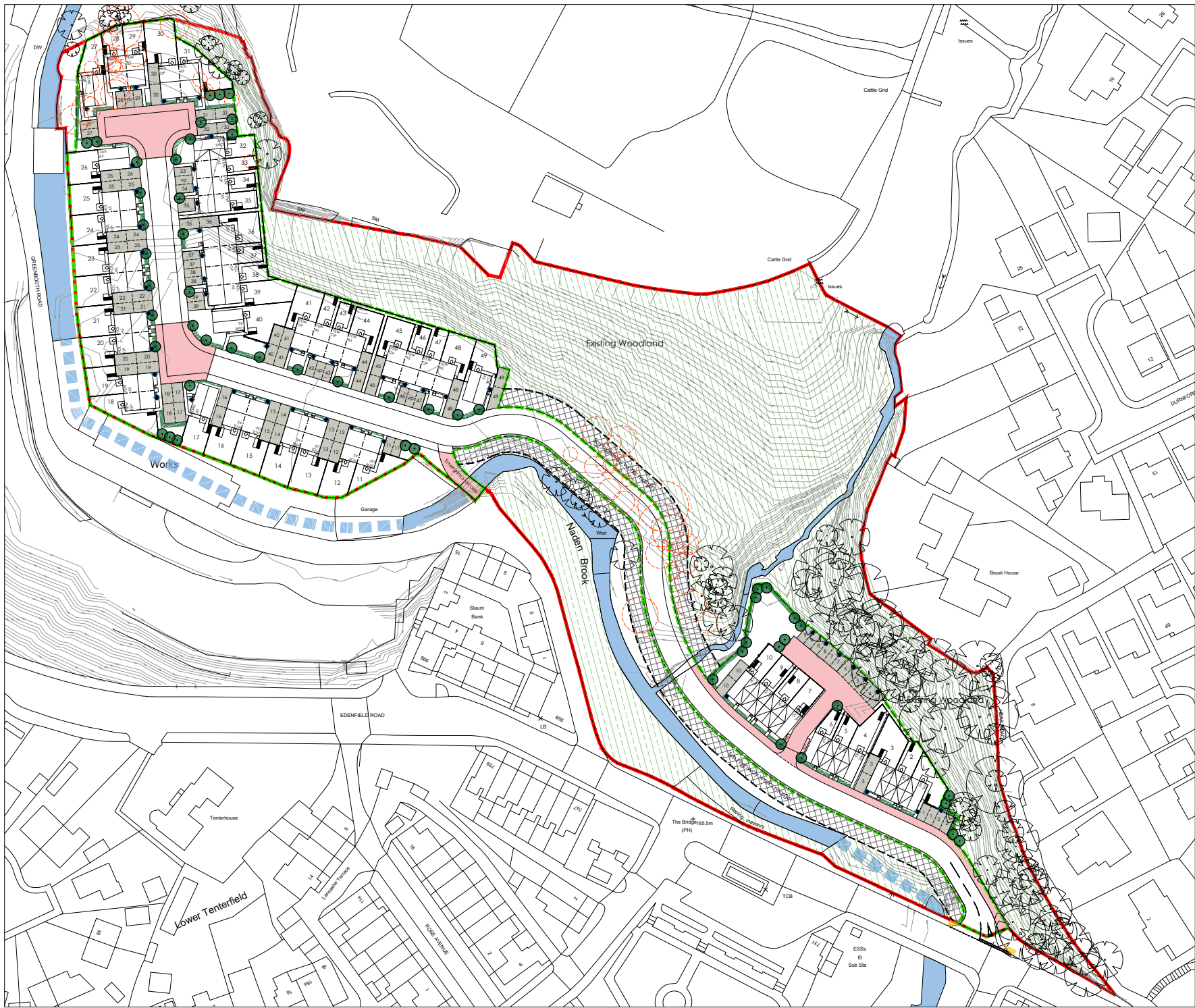
Rev	Date	Comments	By

Stonebond.

Stonebond Properties (Manchester)Ltd
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Didsbury, M20 2DX



site:	Edenfield Rd Norden Rochdale
title:	Existing Building Layout
scale: B1:	1:500
date:	Jun 23
drawn by:	SMc
checked:	
drawing no:	SBM-001-EB01
sheet no:	Sheet 1 of 1
revision:	



- Legend**
- Site boundary
 - Development boundary
 - 400 wall / 1200 close boarded fence (feature wall detail)
 - 1800 concrete post & close boarded panel fence
 - Bin storage area
 - Bin collection point
 - Vehicle charging point
 - Front door (1200 level threshold)
 - Rear patio door (1800 x 1800 paved area)
 - Indicative tree planting
 - Existing water course
 - Existing water course culvert
 - Existing woodland
 - 5m highway works margin
 - Existing tree to remain
 - Existing tree to be removed

D	15.06.23	Additional path added to plots 18-19.	SMc
C	15.06.23	Eddison's entrance detail added.	SMc
B	14.06.23	House type references amended. Development boundary added. Topo trees added (trees to be removed added) Woodland area added. Highway works margin added.	SMc
A	08.06.23	Planning layout first issue from FL01 Rev H	SMc
Rev	Date	Comments	By

ACCOMMODATION SCHEDULE								
House type	Number	Mid	End	Def	Sqft	Bed Nos.	En-SU	Total Sqft
Yew	17	6	11	0	735	2	No	12835
Holly	16	2	14	0	911	3	No	14576
Oak	6	0	1	5	714	3	Yes	5484
Willow	10	4	6	0	1144	4	Yes	11440
TOTAL	49							46335
Gross Area					Acres			
Net Area	2.48				Acres			
Coverage	16,418				Sqft/Acre			
Density	18.3				UPA			



Stonebond Properties (Manchester) Ltd
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Wilmslow Rd
Didsbury, M20 2DX



NORTH



50 m
25 m
15 m
7.5 m
5 m
2.5 m
0 m

SCALE BAR 1:500

Site: Edenfield Rd
Norden
Rochdale

File: Planning Layout

Scale: 1:500
Date: Jun 23
Drawing no: SBM-001-PL01
Sheet no: Sheet 1 of 1
Revision: D

APPENDIX D: FIELD SURVEY NOTES

Target Note	Description	Photograph
TN1	Location of fence where waterfall begins and brook becomes inaccessible	N/A
TN2	Location of culvert	N/A
TN3	Mammal run/slide with scratch marks going under B6	

TN4	Mammal hole location	
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