

DALE STREET, MILNROW

Preliminary Ecological Appraisal Report

June 2025



Report Control Sheet

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EXECUTIVE SUMMARY

Site Address	Dale Street, Milnrow, OL16 4HS
Grid Reference	SD 92756 12700
Approximate Site Area	0.19 ha
Current Site Use	The site consists of a currently vacant and unused building with associated hardstanding yard, comprising vacant and derelict land and vegetated bare ground. Several individual trees, alongside evidence of felled mature trees were present around the edges of the yard.
Designated Sites within Zone of Influence	The site falls in the Impact Risk Zone for two Sites of Special Scientific Interest (SSSI), relating to Rochdale Canal SSSI located approximately 1.1km to the northwest of site, and South Pennine Moors SSSI located approximately 3.2km northeast of the site. Consultation with Natural England is not considered necessary for this site.
Notable Habitat Features	Notable habitats on site consist of a number of individual trees.
Notable Species Applicable to the Assessment	• Bats (Potential roosting, foraging and commuting) • Breeding birds • Common amphibians • Hedgehog
Mitigation Recommendations	• Lighting mitigation for bats. • Nesting bird check during construction phase. • Consideration for hedgehogs and common amphibians. • Updated non-native invasive species walkover.
Recommended Further Surveys and Assessment	• Aerial Tree Survey (If required) • Nocturnal Bat Surveys of building (May -August)
Recommended Ecological Enhancements	The National Planning Policy Framework (2023) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site, and ecological enhancements have been recommended.

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

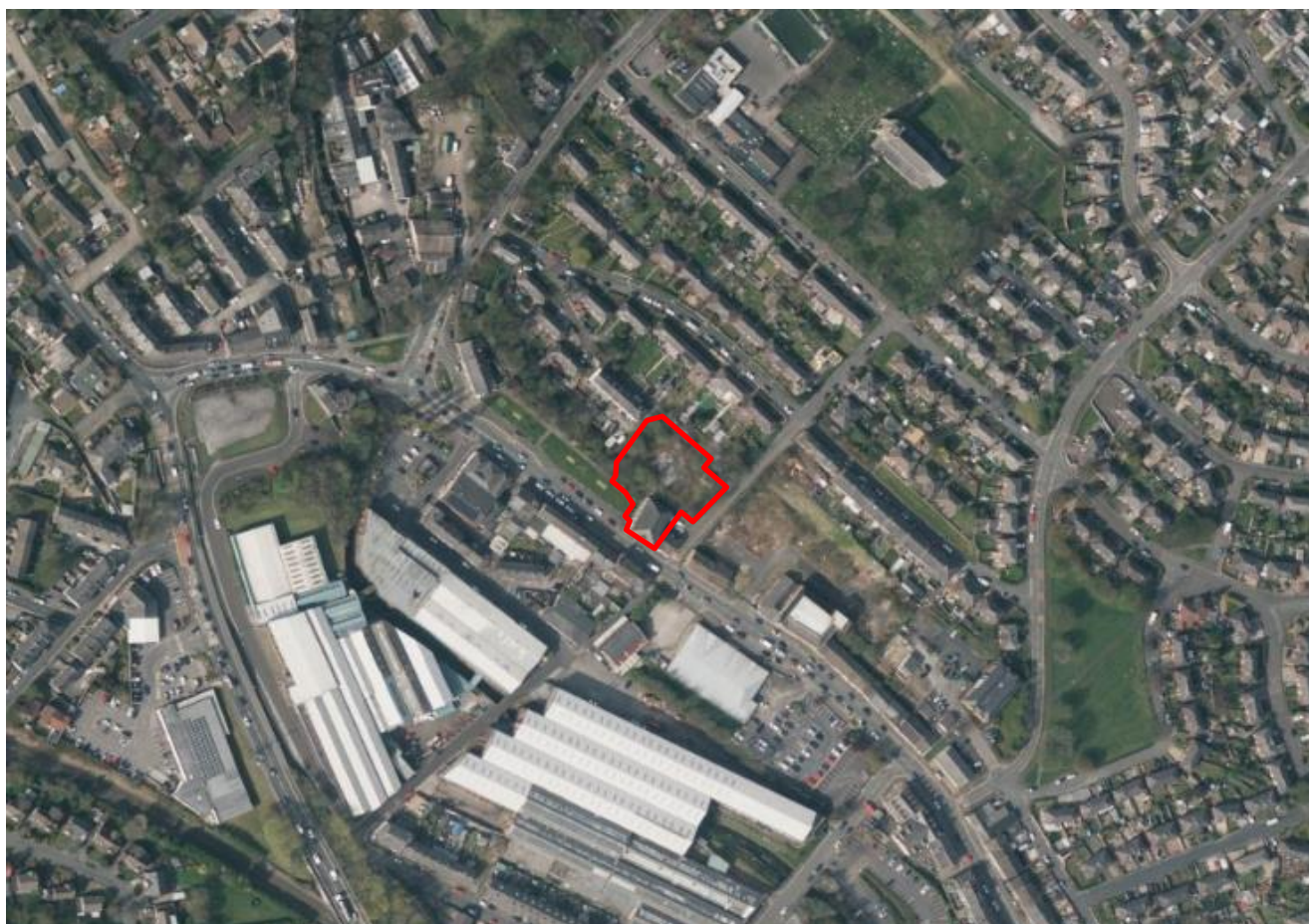
1.1.1. Collington Winter Environmental Ltd was commissioned by Howe Rigout and Construction to undertake a Preliminary Ecological Appraisal (PEA) at Dale Street, Milnrow. This report has been produced to inform planning permission for at the site to convert the top floor into apartments.

1.1.2. The author of this report is Emma Anderson MSc, Consultant Ecologist. The project has been overseen by Olivia Collington BSc (Hons), MEnvSc, CEnv, Director at Collington Winter Environmental. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is situated at Dale Street, Milnrow within an urban district of Rochdale.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the Preliminary Ecological Appraisal are as follows:

- Identify the major habitats present
- Ascertain the presence or potential presence of any legally protected or notable species or habitats
- Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements and long-term management.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Obtaining local records of notable species and locally designated sites within 1 km of the site from the Greater Manchester Local Record Centre (GMLRC), obtained on the 10/01/25.
- Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
- Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- On site consultation with the landowner which provided valuable information regarding historic land use and known species and habitats present within the site.

2.1.2. Please note, a lack of records for a species does not confirm absence. Instead, local surveys may not have been undertaken or records not submitted to GMLRC.

2.2. VEGETATION AND HABITAT ASSESSMENT

2.2.1. An Ecological Appraisal of the site was undertaken by Emma Anderson. The survey was undertaken on the 5th December 2024. The weather was overcast (7/8 oktas), with no precipitation, wind speed 1 and 7°C.

2.2.2. The walkover survey was undertaken broadly in line with standard UK HAB Methodology, Version 2 (2023). The assessment is undertaken with consideration of methodology as per “Preliminary Ecological Appraisal” (CIEEM, 2018).

2.2.3. A UK HAB Plan has been produced and is presented in the Appendix of this report. Standard methodology has been used, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. FAUNA ASSESSMENT

2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.

2.3.2. The searches broadly included the following:

- Assessment of waterbodies on site and within 250m of the site boundary, and terrestrial habitats for suitability to support notable amphibians.
- Searches for field signs of, and habitat suitability for bats.
- Suitability of habitats to support reptiles, and searches for incidental field signs.
- Searches for field signs of badger (*Meles meles*), including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
- Searches of watercourses for signs of water vole (*Arvicola amphibius*), white-clawed crayfish (*Austropotamobius pallipes*) and otter (*Lutra lutra*), and assessment of habitat availability for the species.
- Assessment of the suitability of habitats to support notable birds and recording any field sightings of birds during the walkover.
- Assessment of the sites ability to support notable invertebrates and flora.
- Searches for non-native invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT AND BAT ACTIVITY ASSESSMENT

2.4.1. A Preliminary Roost Assessment (PRA) of the building on site was undertaken by Caitlin O'Connor in February 2024 who holds a Level 1 Natural England Bat Licence (Reference 2023-11812-CL17-BAT). The building was found to have **Moderate** bat roosting potential, therefore, a minimum of two further surveys were recommended, with at least one survey completed between May-August (Ref: 20-1421-001 PRA).

- 2.4.2. Ground Level Tree Assessment (GLTA) of the site was undertaken by Emma Anderson and overseen by Olivia Collington who holds a Class 1 Bat Survey Licence from Natural England (2020-46960-CLS-CLS).
- 2.4.3. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.
- 2.4.4. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).
- 2.4.5. The GLTA and Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1, 4.2 and 6.2, demonstrated below (Collins 2023).
- 2.4.6. If negative impacts on bat activity is suspected, further surveys may be required. Negative impacts anticipated on bats flights paths and foraging habitats may include:
- Modification of light paths or foraging habitats either physically or through disturbance such as light spill/noise
 - Severance of flight paths (fragmentation)
 - Loss of Foraging habitats

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Assessment Criteria for Bat Roosting Potential

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.5. HABITAT SUITABILITY INDEX (GREAT CRESTED NEWT)

- 2.5.1. No ponds were present on site or within 250m of the site. As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not assessed due to limited connectivity (English Nature, 2001).

2.6. SURVEY LIMITATIONS

- 2.6.1. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.
- 2.6.2. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.
- 2.6.3. December is a suboptimal time for carrying out a Habitat Surveys due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint due to the size and location of the site and limited extent of the habitats; it is considered very unlikely that any rare or priority plant species were missed.
- 2.6.4. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.
- 2.6.5. The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

2.7. PROPORTIONALITY

- 2.7.1. Collington Winter Environmental Ltd provide recommendations in line with the British Standard for Biodiversity (BS42020). Within BS42020, proportionality is encouraged for both ecologists and Local Authority Decision Makers and Consultees. Please refer to the below extract from Section 5.5 of BS42020.

“The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.”

NOTE 1 This approach is enshrined in Government planning guidance, for example, paragraph 193 of the National Planning Policy Framework for England [41].

NOTE 2 The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.”

3 SURVEY RESULTS

3.1. SITE CONTEXT

3.1.1. The site is located within Milnrow, a town within the Metropolitan Borough of Rochdale, in Greater Manchester, England. The immediate surroundings are predominately rural with the M62 located approximately 800m to the south. The north and east aspects are surrounded by housing estates while the west and south aspects face an industrial estate. A small area of grassland with trees separated the site from Simeon Street to the north. It is anticipated that the residential gardens and local greenspaces may support some native urban species, however there is a lack of connectivity between the site and any habitats of significant value.

3.2. DESIGNATED SITES

3.2.1. Two Sites of Special Scientific Interest (SSSI) were found within 5km of the site during the desk study, these are detailed below:

- The Rochdale Canal SSSI runs 1.1km to the northwest of site. The Rochdale Canal contains important habitats for submerged aquatic plants and emergent vegetation, including extensive colonies of the nationally scarce SAC species floating water plantain (*Luronium natans*). The site also supports a diverse assemblage of aquatic flora, notably its assemblage of pondweeds, (*Potamogeton spp*); the nine species of which found in the canal represent a balanced community which reflects the quality of water.
- The South Pennine Moors SSSI is located approximately 3.2km northeast of the site. The site is the largest area of unenclosed moorland within West Yorkshire and contains the most diverse and extensive examples of upland plant communities in the county. Extensive areas of blanket bog occur on the upland plateaux and are punctuated by species rich acidic flushes and mires. There are also wet and dry heaths and acid grasslands. Three habitat types which occur on the site are rare enough within Europe to be listed on Annex 1 of the EC habitats and Species Directive (92/43) EEC.

3.2.2. No other statutory sites are located within 5 km of the site boundary.

3.2.3. No non statutory sites were returned in the 1km data search of the site boundary

3.2.4. PRIORITY HABITATS

3.2.5. Consultation with Magic.gov.uk highlighted the presence of the following Priority Habitats within 1km of the site boundary:

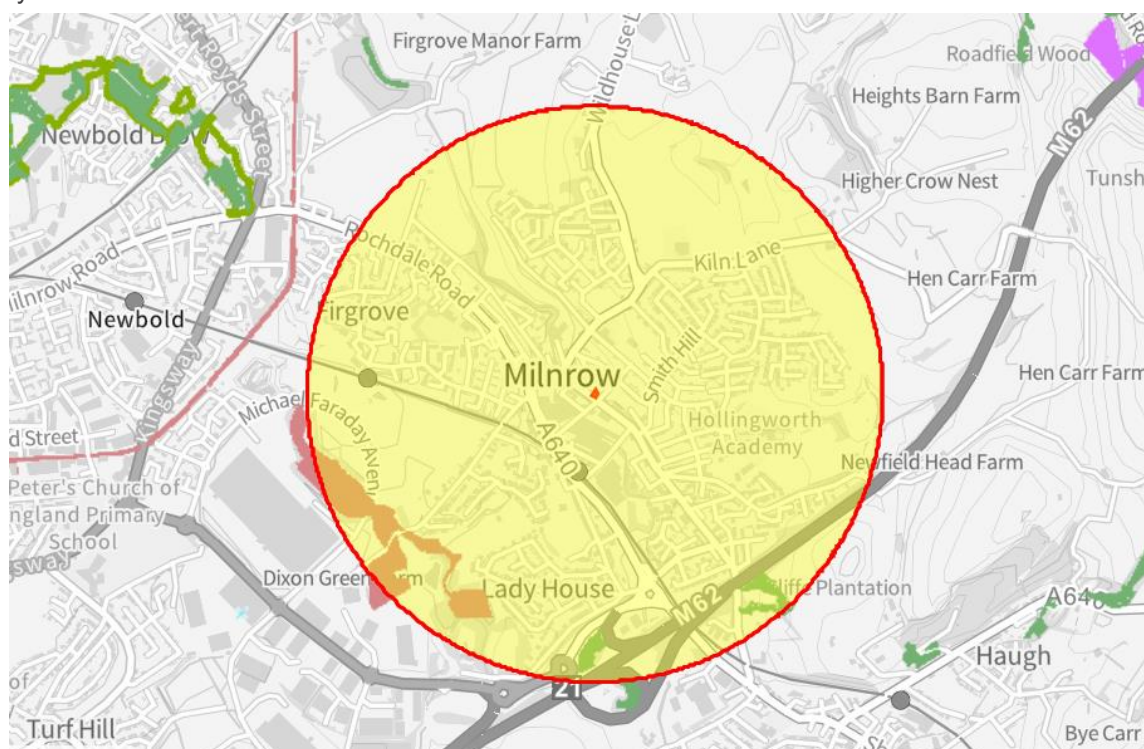




Figure 3.2 Priority Habitats within 1km from the Site (Magic.gov.uk, 2025)

3.3. HABITATS

3.3.1. Please refer to Drawing 20-1421 – 002 for the UK HAB Map for the site. Photographs of the site are presented in the Appendix.

DEVELOPED LAND/SEALED SURFACE

3.3.2. The onsite building and access path constituted developed land; sealed surface.

VACANT AND DERELICT LAND

3.3.3. A large, central portion of the site comprised vacant and derelict land, colonised by common urban flora.

3.3.4. Species of flora present included willowherb (*Epilobium* sp.), dandelion (*Taraxacum officinale*), orchard grass (*Dactylis glomerata*), annual meadow grass (*Poa annua*), herb Robert (*Geranium robertianum*), ragwort (*Jacobaea vulgaris*), maretail (*Erigeron canadensis*), common selfheal (*Prunella vulgaris*), broadleaved dock (*Rumex obtusifolius*), greater plantain (*Plantago major*), creeping thistle (*Cirsium arvense*), spiny sowthistle (*Sonchus asper*), bramble (*Rubus fruticosus*), and white clover (*Trifolium repens*).

BARE GROUND

3.3.5. The edges of the site comprised bare ground which had been colonised by flora. Satellite images of the site confirm that these areas hosted a number of mature trees which had been felled prior to the survey. Tree stumps and log piles were present in some areas as further indications of the recent removal.

3.3.6. Species identified included all those found within the vacant and derelict habitat, in addition to creeping buttercup (*Ranunculus repens*), nipplewort (*Lapsana communis*), ivy (*Hedera helix*), lady's mantle (*Alchemilla mollis*), wood avens (*Geum urbanum*), ground elder (*Aegopodium podagraria*), nettle (*Urtica dioica*), and rugosa rose (*Rosa rugosa*). A number of saplings of various species were also present within this area, including ash (*Fraxinus*), sycamore (*Platanus occidentalis*), goat willow (*Salix caprea*), grey willow (*Salix cinerea*), hawthorn (*Crataegus monogyna*), wild cherry (*Prunus avium*), elder (*Sambucus nigra*), cypress (*Cupressus × leylandii*), and holly (*Ilex aquifolium*).

INDIVIDUAL TREES

3.3.7. A total of sixteen trees of various species were present on site, ten of which were categorised as small, with a further five medium and one large.

3.3.8. Evidence of twelve medium and two large, felled trees were also found within the site.

HEDGEROW

3.3.9. A length of California privet (*Ligustrum ovalifolium*) hedgerow was present along the southeast site boundary.

3.4. SPECIES

FLORA

- 3.5.1. The data search returned no records of notable vascular plants within the local area relating to terrestrial habitat.
- 3.5.2. The majority of the site comprised hardstanding surfaces and bare ground with limited floristic diversity. It is anticipated that the habitats are unlikely to support any notable plant species.

INVERTEBRATES

- 3.5.3. The data search returned a total of 98 records of notable invertebrates within the local area. Species included (not limited to); cinnabar (*Tyria jacobaeae*), common rustic (*Mesapamea secalis*), rosy rustic (*Hydraecia micacea*), small phoenix (*Ecliptopera silaceata*), white ermine (*Spilosoma lubricipeda*), ghost moth (*Hepialus humuli*), and dusky brocade (*Apamea remissa*).
- 3.5.4. The hedgerow, trees, and flora supported by the bare ground habitat on site are anticipated to provide suitable food resources for invertebrates, while the log piles present may provide cover and suitable breeding conditions for some species. Additional flowering species may also be present to attract particularly species to the site.
- 3.5.5. However, limited flowering species were observed across the site extent, therefore overall, it is considered that while notable invertebrates may utilise the site for foraging, they are not thought to utilise the site in significant numbers.

AMPHIBIANS

- 3.5.6. The data search returned 11 records of great crested newt (*Triturus cristatus*) all of which were related to Buckley Hill Lane, located approximately 350m from site. The data search also returned two records of common toad, both relating to garden sites within the area.
- 3.5.7. The following EPSL for great crested newt was located within 5km from the site boundary, based on Magic.gov.uk:

Case reference of granted application	Species on the licence*	Distance from site (KM)	Licence Start Date	Licence End Date	Does the Licence				
					impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2015-7848-EPS-MIT	Great crested newt	0.35	14/04/2015	31/07/2017	N	N	Y	N	Y

- 3.5.8. No ponds were located onsite or within 250 m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), great crested newts are not anticipated to be present on site (English Nature, 2001).
- 3.5.9. The site comprises predominantly hardstanding habitats, offering minimal cover or foraging resources for common amphibians, however the areas of vegetated bare ground and hedgerow around the site boundary are anticipated to have value for the species group.
- 3.5.10. The presence of great crested newts within the site is reasonably discounted, although common amphibians are considered likely to be present on site.

REPTILES

- 3.5.11. The data search returned no records of reptile species within the local area.
- 3.5.12. The site provides limited value for reptiles, given the majority of the site comprised hardstanding habitats, which

lack the structure and habitat quality to support the species group.

3.5.13. Reptiles are not anticipated to be on site and are not considered further.

BIRDS

3.5.14. A total of 1142 records of birds were returned during the 1 km data search. Species included (not limited to); Grey Heron (*Ardea cinerea*), Kingfisher (*Alcedo atthis*), Bullfinch (*Pyrrhula pyrrhula*), Dunnock (*Prunella modularis*), Little ringed plover (*Charadrius dubius*), Grasshopper Warbler (*Locustella naevia*), House Sparrow (*Passer domesticus*), Lapwing (*Vanellinae sp.*), Lesser Redpoll (*Acanthis cabaret*), Linnet (*Linaria cannabina*), Reed Bunting (*Emberiza schoeniclus*), Skylark (*Alauda arvensis*), Song Thrush (*Turdus philomelos*) and Herring Gull (*Larus argentatus*).

3.5.15. The site provides potential breeding habitats for passerine bird species in association with the boundary hedgerow and mature trees. It is also possible that specialist bird species may utilise the building onsite for breeding purposes. Ground nesting birds are not anticipated to be on site due to a lack of suitable habitat, and the anticipated presence of urban predatory species such as domestic cats.

BATS

3.5.16. A total of 94 records of bats were returned within 1 km of the site boundary, most of which related to activity with two records relating to roosts. Species identified were soprano pipistrelle (*Pipistrellus pygmaeus*), unidentified pipistrelle (*Pipistrellus sp.*), common pipistrelle (*Pipistrellus pipistrellus*), unidentified bat (*Chiroptera sp.*), Daubenton's bat (*Myotis daubentonii*), Lesser Noctule (*Nyctalus leisleri*), unidentified myotis (*myotis sp.*), Nathusius's Pipistrelle (*Pipistrellus nathusii*), Noctule (*Nyctalus noctule*).

3.5.17. The following EPSL were located within 5km from the site boundary based on consultation with magic.gov.uk:

Case reference of granted application	Species on the licence*	Distance from site (KM)	Licence Start Date	Licence End Date	Does the Licence				
					impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2015-7854-EPS-MIT	BLE C-PIP	0.4	20/03/2015	31/05/2021	N	N	N	N	Y
EPSM2011-2750	C-PIP;S-PIP	2.7	15/02/2011	31/07/2013	N	N	N	N	Y
2015-8047-EPS-MIT	C-PIP DAUB S-PIP	3.2	24/03/2015	31/08/2020	N	N	N	N	Y
2015-8632-EPS-MIT	C-PIP	3.3	27/03/2015	01/10/2020	N	N	N	N	Y
2016-19740-EPS-MIT-1	C-PIP	3.4	01/04/2016	31/03/2021	N	N	N	N	Y
2016-19740-EPS-MIT-2	C-PIP	3.4	20/06/2016	01/04/2021	N	N	N	N	Y
EPSM2009-525	C-PIP;S-PIP	3.4	26/05/2009	31/08/2009	N	N	N	N	Y
2016-20262-EPS-MIT	C-PIP	3.5	01/03/2016	28/02/2021	N	N	N	N	Y
EPSM2009-709	C-PIP	3.6	08/04/2009	31/12/2010	N	N	N	N	Y
EPSM2012-5119	C-PIP	3.6	13/11/2012	30/11/2013	N	N	N	N	Y
2015-16228-EPS-MIT	C-PIP	5	12/11/2015	31/12/2015	N	N	N	N	Y

Species on the licence*	Species name	Latin
C-PIP	Common pipistrelle	<i>Pipistrellus pipistrellus</i>
BLE	Brown long-eared bat	<i>Plecotus auritus</i>
DAUB	Daubenton's bat	<i>Myotis daubentonii</i>

3.5.18. A PRA of the building onsite was carried out by Caitlin O'Connor who holds a Level 1 Natural England Bat Licence (Reference 2023-11812-CL17-BAT) in February 2024. The building was assessed as having moderate bat roosting potential as defined as:

"A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitats but unlikely to support a roost of high conservation status".

3.5.19. The trees on site were subject to a Ground Level Tree Assessment (GLTA). Please refer to Table 3.5.

Table 3.5: Ground Level Tree Assessment Results

Description	Photograph
Three mature trees with ivy coverage were present on an embankment on the southwest facing boundary. The embankment and ivy coverage prevented full examination of the trees for bat roosting potential. Grid reference: SD 92739 12700 These trees have been assessed as FAR (Further Assessment Required).	

3.5.20. Those trees identified during the GLTA have the potential to support roosting bats. The majority of the habitats on site are anticipated to provide limited value for foraging bats due to the lack of floral diversity which is likely to result in limited invertebrate populations on site. The vegetated bare ground habitat may support foraging bats, while the tree line adjacent to the west of the site provides suitable foraging and commuting habitat, and may provide connectivity to habitats of value in the wider landscape.

BADGER

- 3.5.21. A total of seven records relating to badgers (*Meles meles*) were returned during the data search and their location is to remain confidential. Of the seven records, five related to badger setts while two were sightings of the species.
- 3.5.22. No signs of badger presence were recorded within the site or the surrounding 30 m (where accessible) during the site visit. The site provides limited suitability for badger sett building due to comprising predominantly hardstanding habitats. The site is also fenced, preventing badger from being able to access the site.

WATER VOLE

- 3.5.23. The data search returned ten records of water vole (*Arvicola amphibius*) within 1 km of the site boundary. All of the records related to Stanney Brook which is located approximately 800m southwest of site.
- 3.5.24. Due to the lack of suitable habitat onsite and the anthropogenic barriers separating it from Stanney Brook, water vole are deemed likely absent from the site and are not considered further.

OTHER TERRESTRIAL MAMMALS

- 3.5.25. The data search returned 212 records of west European hedgehog (*Erinaceus europaeus*) were located within the 1 km search area. The habitats on site are anticipated to be of value for the species, so it is considered that presence of hedgehogs on site is possible.

NON-NATIVE INVASIVE SPECIES

- 3.5.26. No records of non-native invasive flora species were located within the 1 km search area.
- 3.5.27. No non-native invasive species were observed during the survey. However, December is a sub-optimal period for flora identification, and it is possible specimens may have been missed.

SPECIES DISCOUNTED FROM ASSESSMENT

- 3.5.28. Otter (*Lutra lutra*), beaver (*Castor fiber*) and white-clawed crayfish (*Austropotamobius pallipes*) have been discounted from assessment as no suitable terrestrial or aquatic habitats are located on site or within proximity. The closest aquatic habitat relates to the River Beal, situated approximately 100m southwest of the site boundary. The river is separated from the site by anthropogenic barriers, including roads, such that these species are reasonably discounted from the site.
- 3.5.29. Hazel Dormouse (*Muscardinus avellanarius*) mainly occur in southern counties, especially in Devon, Somerset, Sussex, and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews et al, 2018). The species are not generally known to be present within the Greater Manchester area (Wembridge et al., 2016). The habitats on site are of limited value due to limited areas of extensive woodland and scrub. As such, the species are reasonably discounted from site.
- 3.5.30. Red squirrel (*Sciurus vulgaris*) has been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and are not known to be present in the Greater Manchester area; with no previous records returned in the data search. It is anticipated that high abundances of grey squirrel are present within this region (Shuttleworth/RSST n.d.). This species will displace red squirrel through competition as well as cause increased red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

4 MITIGATION RECOMMENDATIONS

4.1. DESIGNATED SITES

- 4.1.1. The site is within the impact risk zone for two SSSIs. However, the Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.
- 4.1.2. Therefore, consultation with Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin is not needed.

4.2. HABITATS

INDIVIDUAL TREES

- 4.2.1. A number of mature individual trees are present across the extent of the site and constitute the more valuable of the habitats present. These trees have potential to support breeding birds, with those identified by the GLTA also having the potential to support roosting bats. It is recommended that the trees on site be retained wherever possible.
- 4.2.2. Generally, the protection measures of retained trees will be through use of temporary protective demarcation fencing to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.
- 4.2.3. The fencing will be in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.
- 4.2.4. It is recommended that replacement tree planting at a 1:3 ratio is required to compensate for loss of any trees. It is recommended that the planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species.

4.3. SPECIES

AMPHIBIANS

- 4.3.1. Great crested newts were deemed unlikely to be present on site and no further consideration for the species is required. However, there is a possibility that common amphibians such as common toad may be present on site.
- 4.3.2. It is recommended that consideration of amphibian presence during habitat management is considered. Any debris is to be cleared by hand, and any common amphibians located moved carefully, by hand, to outside of the impacted area.

BREEDING BIRDS

- 4.3.3. Breeding birds are anticipated to utilise the tree and hedgerow habitats on the site. The building on site also has potential to host breeding birds.
- 4.3.4. Any vegetation removal or building works/demolition should be undertaken outside of the breeding bird season (March to September, inclusive). If this is not possible, a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist.
- 4.3.5. The post-development plan should seek to maximise suitable breeding bird habitat through the retention and enhancement of existing habitat, and through the creation of further habitats which will support local bird

assemblages. It is recommended that bird boxes targeting local species are incorporated into the proposed development to allow for the continuity of nesting opportunities.

BATS

- 4.3.6. The building on site was assessed as having Moderate bat roosting potential and therefore requires the completion of further surveys. Please see the PRA report (Ref: 20-1421-001, Collington Winter) for further details.
- 4.3.7. It is recommended that all the mature trees of bat roost potential are retained. If this is not possible further surveys will be required (see Section 5).
- 4.3.8. Slow-flying species such as brown long-eared, which are known to be in the local area, are sensitive to lighting and may be impacted by any increases in lighting, should no mitigation for lighting be considered.
- 4.3.9. Any proposed lighting/existing lighting should follow the guidance outlined in the Bat Conservation Trust and Institute of Lighting Professionals (2023) "Bats and artificial lighting at night – Guidance Note (GN08/23)". An External Lighting Scheme had not been produced at the writing of this report. As such, the following recommendations are to be considered on-site to minimise the impacts of lighting. The recommendations are as follows:
- Keep site lighting to minimum levels.
 - Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
 - Lighting should feature peak wavelengths greater than 550nm.
 - Light placement should be downward facing to prevent excess horizontal or vertical light spill.
 - The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
 - The use of hard landscaping features to block light and create dark corridors.
 - Avoid illuminating habitats of value.
 - Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
 - Column heights of lighting can be considered to minimise light spill.

TERRESTRIAL MAMMALS

- 4.3.10. European Hedgehog are anticipated to be present within the site and are a Species of Principal Importance. During habitat management, any areas of dense vegetation should first be carefully hand searched to check for the species. If identified during management, should be relocated carefully by hand to a location away from the working area. If any injured either species are located, they should be taken to a local vet.

NON-NATIVE INVASIVE SPECIES

- 4.3.11. No non-native invasive species were identified during the survey. However, as the survey was undertaken in December, a suboptimal time for floral identification, it is possible that non-native invasive species are present on site. It is recommended that an updated walkover is completed prior to development, and that any species identified are eradicated from site by a competent non-native invasive species contractor.

5 FURTHER SURVEYS AND CONCLUSION

5.1. AERIAL TREE INSPECTION (IF REQUIRED)

- 5.1.1. It is recommended that trees identified as having bat roosting potential undergo aerial tree inspections (where safe to do so) should they be subject to removal or disturbance. The surveys are to follow the guidance set out in Collins (2023).
- 5.1.2. Trees assessed as FAR may undergo one aerial tree inspection instead of nocturnal bat surveys with one visit between May and August. The category of PRF will determine further surveys or mitigation if necessary.

5.2. CONCLUSION

- 5.3.1. The site was found to predominantly comprise hardstanding habitats, with significant areas of bare ground, a short length of hedgerow, and a number of individual trees. There was evidence on site of recently felled trees. The site was found to have value or potential value for bats, birds, common amphibians, and terrestrial mammals.
- 5.3.2. Further bat surveys are required on the building and trees.
- 5.3.3. Specific enhancement recommendations for the site include the following:
- Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.
 - Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features within the site.
 - The inclusion of 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

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Description	Photographs
Developed Land; Sealed Surface	
Vacant and Derelict Land	
Bare Ground	
Hedgerow	

Individual Trees



Felled Trees



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Dale Street, Milnrow
-UKHab
Date: 08.01.2025

- Individual Trees
- Hedgerow
- Vacant and Derelict Land
- Developed Land Sealed Surface
- Unsealed Vegetated
- Red Line Boundary

Scale: 1:600

Drawn By: CW

Checked By: OC

Approved By: OC



Client: Howe Rigout and Construction

Site: Dale Street, Milnrow

Project Number: 20-1421

Rev: 1.0

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