



Project: 24_PEA_02_27
Site: Land Adjacent to 418 Bury Road, Rochdale, OL11 5EU
Client: Muhammad Farooq



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Project Number:	24_PEA_02_27
Report Type:	Preliminary Ecological Appraisal Report (PEAR)
Site Address:	Land Adjacent to 418 Bury Road, Rochdale, OL11 5EU

Role:	Name:	Position:	Date:
Surveyor	Alex Barnes	Field Ecologist	21/3/2024
Author	Matthew Harmsworth	Lead Consultant	21/3/2024

Revision History		
Date:	Version number:	Summary of changes:
21/3/2024	1.0	First Draft
21/3/2024	1.0	First Issue

Summary:	
Site Surveyed	Land at Land Adjacent to 418 Bury Road, Rochdale, OL11 5EU National Grid Reference: SD 88181 13018
Purpose & Brief	Preliminary ecological appraisal commissioned by Muhammad Farooq
Development Proposals	The proposed development is a residential dwelling house.
Methods	Desk Study UK Habitat Classification (UKHab) survey of the site. Assessment of likely significant effects as far as can be reasonably and proportionally known
Confirmed Ecological Constraints	None
Potential Ecological Constraints	None
Recommendations For Further Survey Works	None
Opportunities For Ecological Enhancements	Bird boxes Native species planting

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

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Appendix 1: Site Location and Assessment Boundary

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Acknowledgements:

Data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database.

Client Documents:

This report has been completed on assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

Table: Documents provided by the client as of February 2024.

Plans provided by client as of February 2024	
1794A-4-1-.pdf	

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Ecological Appraisal Report (PEAR) at Land Adjacent to 418 Bury Road, Rochdale, OL11 5EU.
- 1.2 The survey was comprised of a desktop study, which was undertaken in February 2024 and a site survey, which was carried out by Alex Barnes on the 23rd February 2024.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application. Full details of the proposals can be found on the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 187 sq metres and is centred on grid reference 'SD 88181 13018'.
- 1.7 The site is situated in a Rochdale in the Rochdale Metropolitan Borough Council control area. The site is located on the western side of the town and is accessed via Bury Road to the south of the built footprint.
- 1.8 The site is currently a bare plot of land, ecologically landlocked between the adjacent properties to the east and west and the public roads to the north and south.

DEVELOPMENT PROPOSALS

- 1.9 The site is to be redeveloped with the construction of a new detached residential dwelling house.

SCOPE OF WORKS

- 1.10 The aims of this assessment were to:
 - identify the likely ecological constraints associated with the proposed development;
 - identify suitable mitigation measures (if required);
 - determine whether further surveys are necessary;
 - identify opportunities for ecological enhancement;

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 was omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

UKHAB SURVEY

- 2.4 A Preliminary Ecological Appraisal, comprised of a site walkover and mapping was undertaken on the 23/03/2024. The PEA was undertaken in line with CIEEM's 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Alex has been completing preliminary ecological appraisals for over three years and regularly undertakes surveys of this scale. He has received professional training in all aspects covered in this report.
- 2.5 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS enabled handset.
- 2.6 A Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020). (Appendix 2).

SUITABILITY ASSESSMENT

- 2.7 The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.7.1 and 2.7.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat for example).

Table 2.7.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. bats).

Likelihood of occurrence	Criteria
Present	Confirmed as present during the site survey or by confirmed historical records.
High	Species are known to be present within close proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to good quality habitat within the local area.
Moderate	Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats provide all of the ecological requirements of the species. Suitability of habitats on-site may be limited due to disconnectivity to the wider landscape, poor to moderate habitat available within the wider locality, and/or due to the presence of only a small area of suitable habitat.
Low	Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. The suitability of habitats may be limited due to disturbance, isolation and/or poor quality habitat available within the wider locality. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats (if all required ecological requirements for the species are present).
Negligible	While presence cannot be absolutely discounted, the site includes very limited or poor quality habitat for a particular species. Connected habitats do not fulfil the ecological requirements of the species. There are no local records and/or the site is outside the known national range of the species.

Table 2.7.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	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 for foraging bats).
Negligible	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. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions 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 or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats 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 bats for foraging 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, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree 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 and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known roosts.

ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.8 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.9 Only one site visit was undertaken, therefore, a full evaluation of species present throughout the year could not be made. Therefore, there were seasonal constraints to species identification. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.
- 2.10 The site maps shown in Appendix 2 were produced from a drone NADIR image and is as accurate as possible but some error must be allowed for without a full topographical survey.

3 Policy and Legislative Context

- 3.1 This section includes the legislative context of those protected species or other notable species that are recorded on-site, or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

NATIONAL PLANNING POLICY

- 3.2 The introduction of the National Planning Policy Framework (NPPF) in March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.
- 3.3 Planning Practise Guidance is relevant covering the Natural Environment alongside the NPPF. Therefore features of ecological value should be considered in the context of conserving and enhancing the natural environment.
- 3.4 The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

LOCAL PLANNING POLICY

3.5 Rochdale Borough Council has a number of policies within the local plan that cover biodiversity, including:

G6 - Enhancing green infrastructure

G7 - Increasing the value of biodiversity and geodiversity

G1 - Tackling and adapting to climate change

NATIONAL AND INTERNATIONAL LEGISLATION

3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)

3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)

3.8 Countryside and Rights of Way Act (2000)

3.9 National Parks and Access to the Countryside Act (1949)

3.10 Natural Environment and Rural Communities Act (2006)

3.11 Protection of Badgers Act (1992)

3.12 The Conservation of Habitats and Species Regulations (2017)

3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)

3.14 The Hedgerows Regulations (1997)

3.15 UK Biodiversity Action Plan (1994)

3.16 Wildlife and Countryside Act (1981)

3.17 Wild Mammals (Protection) Act (1996)

4 Desktop Study

SITE DESIGNATIONS

4.1 There are two designated sites within the 2km search area.

Table 4.1.1: Designate sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
Rochdale Canal SSSI	SD893038	26.37	1.9km SE
Rochdale Canal SAC	SD893038	26.11	1.9km SE

*Data from DEFRA MAGIC

Table 4.1.2: Local wildlife sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
Healey Dell LNR	SD 880 156	26.4	1.9km N

*Data from DEFRA MAGIC

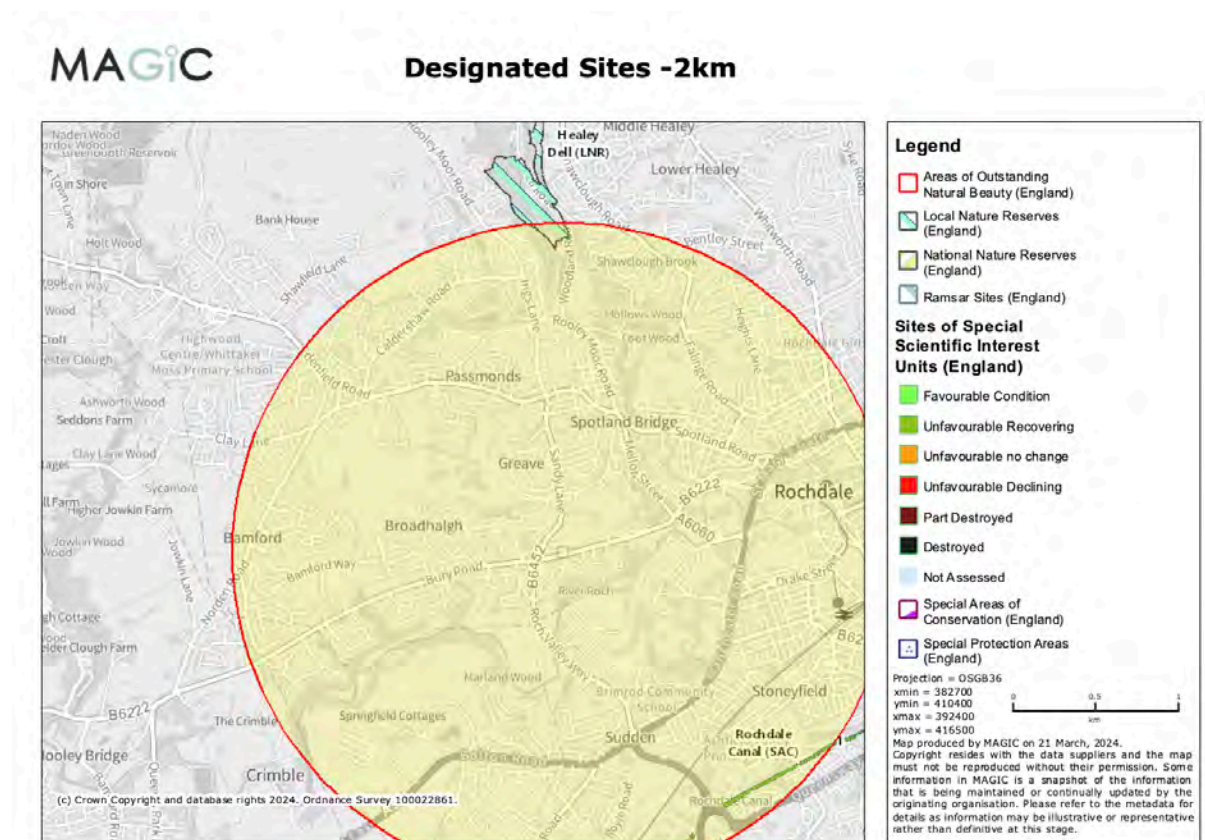


Figure 1: Designated Sites within 2km - DEFRA MAGIC, 2024.

LOCAL HABITAT

4.2 There were two types of priority habitat that were formerly mapped within the 2km search area.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (km)
Lowland Fen	2.1km
Deciduous Woodland	150m West

*Data from DEFRA MAGIC

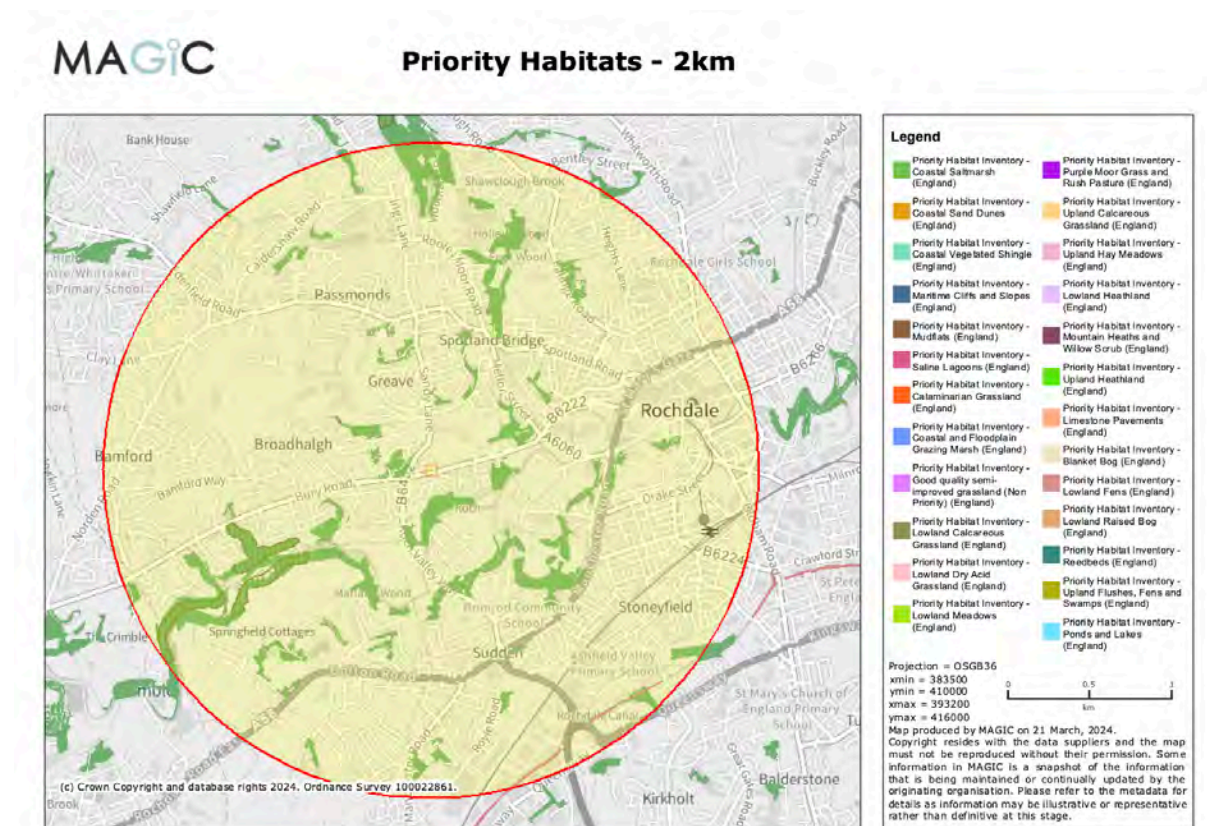


Figure 2: Priority Habitats within 2km - DEFRA MAGIC 2024.

4.3 There were no standing water bodies within 250m of the site and thus aquatic species are not considered further in this report.

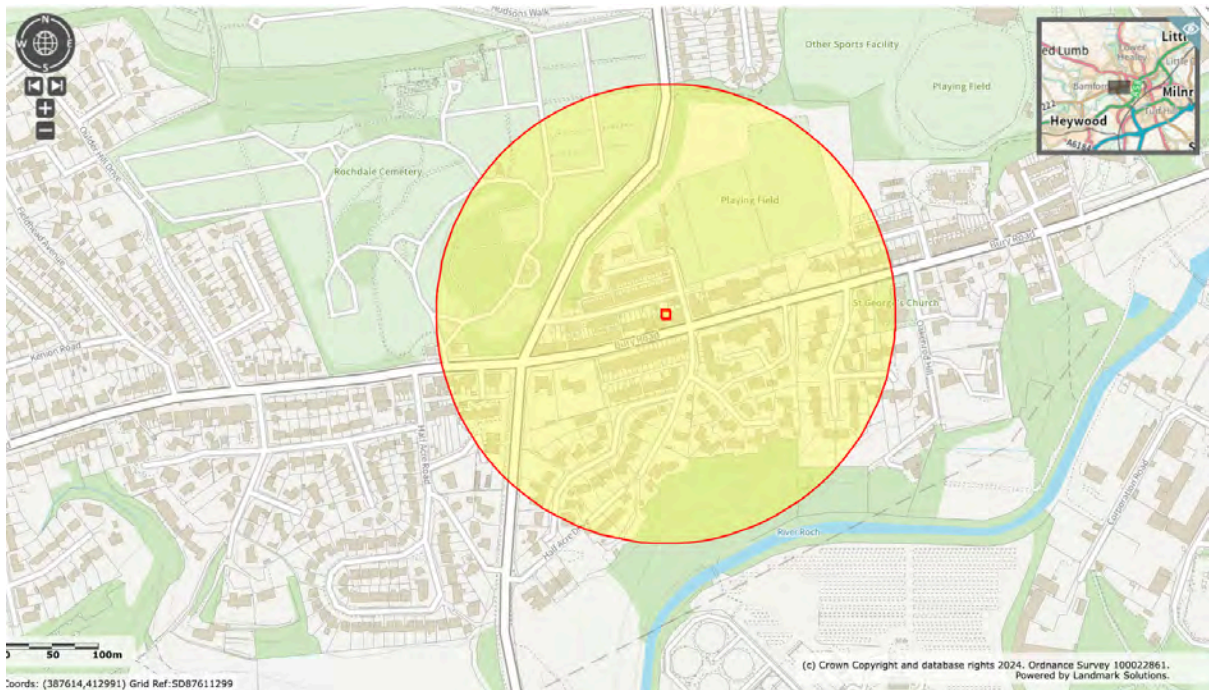


Figure 3: DEFRA MAGIC 2024. - Water Bodies within 250m.

HISTORICAL SPECIES RECORDS

- 4.4 Protected species records relating to the site and 2km search area were obtained from the DEFRA as part of the desktop study.
- 4.5 A full list of identified species recorded within the 2km search area can be requested from LERC.
- 4.6 The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.

Table 4.8.1: Previous protected species licences for bats mapped within a 2km radius of the survey site

Reference, Date and Species	Approx. Distance from Site (km)
2015-8047-EPS-MIT 24/3/2025 C-PIP, DAUB, S-PIP	1.8km NE
EPSM2011-2750 15/02/2011 C-PIP; S-PIP	1.9km E

*Data from DEFRA MAGIC

MAGiC

Granted EPSL 2km

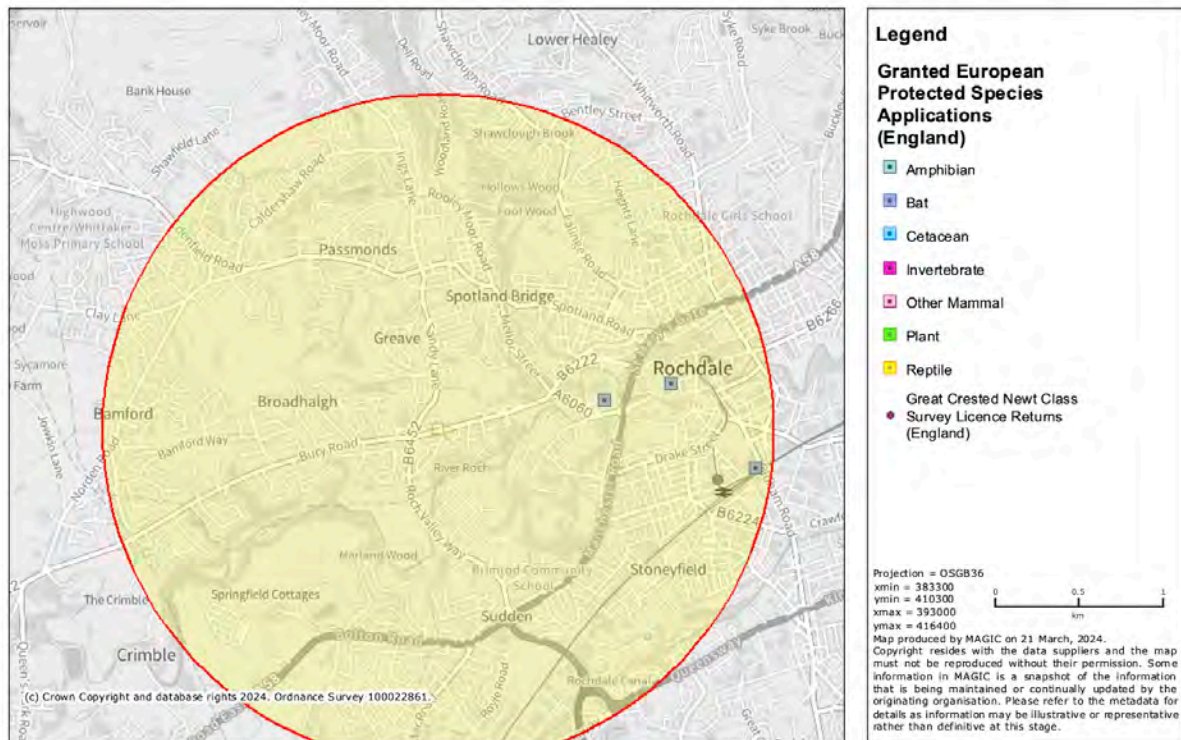


Figure 4: DEFRA MAGIC 2024. - Granted EPSL within 2km.

5 Site Survey

5.1 The site survey was undertaken on 23/3/2024. The weather conditions were considered to be appropriate to survey (Table 5.1.1).

Table 5.1.1: Weather conditions at the time of survey.

Date of site survey: 23/03/2024	
Temperature	9c
Wind	2/12
Precipitation	30%

*Data from BBC Weather.

UK HABITAT SURVEY

5.2 The habitats presented consist of the following UK Habitat categories:

- Bare ground
- U1b6 Other developed land

5.3 A description of habitat present along with any target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 2.

Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 2).

Habitats and Target Notes	Description	Supporting Photo
Bare Ground	The site is located between number 416 and 418 and is a plot of bare ground with scattered patches of ephemeral vegetation. The bare ground has scattered patches of building materials such as sawn timber, plastic and aggregate. Condition assessments are not completed for this type of habitat.	 Photo 1 - looking north.

		 Photo 2 - looking south
U1b6 Other Developed land	The sites boundaries consist of wooden hoarding to the south and a brick wall to the south bordered by a thin strip of concrete. Habitat condition assessments are not completed for this habitat.	 Photo 3 - southern site boundary.

		 Photo 4 - Brick wall to the northern end of the site.
Target Notes:	TN1 - Photographic plates of adjoining properties - a drone survey of the roofs of the adjacent properties showed them to be generally in good condition with no known PRFs. These buildings are unaffected by the proposals.	 Photo 5 - building to the west of the development site.



Photo 6 - Building to the west of the development site.



Photo 7 - Building to the east of the development site, older style and slate covered.

6 Evaluation and Assessment

- 6.1 Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per Table 2.10.1). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

Table 6.1.1: Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Protected sites	Negligible	The site is not situated within, or adjacent to, any known protected sites. The site is not considered to be well connected to any known protected sites.	None.	None required.
Protected habitats	Negligible	There were no protected habitats on, or adjacent to, the site. Habitats on-site were not considered to be unique or of high quality within the wider locality.	None.	None required.
Protected plant species	Negligible	There are no known records of protected plant species within 2km of the site. No protected plant species were observed during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected plant species.	The site does not appear to support protected plant species, thus, the proposed development is unlikely to impact upon protected plant species.	None required.
Amphibians (incl. Great Crested Newts)	Negligible.	There are no records of great crested newts within 1km of the site, and no ponds within 500m, therefore great crested newts (and other amphibians) are considered absent from site.	It is considered highly unlikely that great crested newts or other amphibians are present on site, therefore the proposals will not result in a negative impact.	None required.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Bats (Chiroptera)	Roosting bats			
	Negligible	There were records of bats within 2km of the site but there is no suitable habitat for roosting bats on site.	None	None required.
	Foraging/Commuting bats			
	Low	There is limited potential for bats to commute through the site via vegetate rear gardens of adjacent properties linking to woodland and fields to the north and south of the site.	Mitigation measures must be put in place to ensure that disturbance does not increase during and/or post-development. The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
Birds	Negligible	There is no suitable habitat on site.	None.	None required.
Invertebrates	Negligible	There were no known records of protected invertebrate species within the 2km search radius. No protected invertebrate species were identified during the site survey.	The site does not appear to support protected invertebrate species, thus, the proposed development is unlikely to impact upon protected invertebrate species.	None required.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
		Habitats on-site are not considered to be unique or of high quality to support protected invertebrate species.		
Reptiles	Negligible	There are no records of reptiles within 1km of the site. There is no suitable habitat on site, therefore reptiles are considered absent from site.	No negative impacts are anticipated as reptiles are considered absent.	None required.
Other terrestrial mammals (excl. bats).	Badgers (<i>Meles meles</i>)			
	Negligible.	There are no known records of Badgers within 2km of the site. No Badger setts were identified during the site visit and no evidence of Badgers was found. There is no suitable habitat on site.	No negative impacts are anticipated as badgers are considered absent.	None required.
	Hedgehogs (<i>Erinaceus europaeus</i>)			
	Low.	There are no records of Hedgehogs 1km from the site. The adjacent gardens provide suitable habitat. The site is connected to suitable suburban habitats. Hedgehogs could commute across the site to access foraging habitat.	Construction works could result in harm to hedgehogs should they enter the site during construction. The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to night time foraging activity. During hibernation season (October to March), any brush piles created should be retained to ensure hibernating hedgehogs are not harmed. If

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
				removal is unavoidable, the piles must be carefully checked before burning. Any trenches or other excavations left open overnight should either be well covered or provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly above), to allow any hedgehogs that fall in to escape.
Invasive plant species	Negligible	No invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were found during the survey. As there were seasonal constraints to plant identification, it is possible that invasive plant species are present and have yet to be identified.	Invasive plant species have the potential to impact protected species and habitats	If invasive plant species are found, it is recommended to consider appropriate methods of removal.

7 Biodiversity Net Gain

- 7.1 The development should be used as an opportunity for biodiversity net gain, by creating new opportunities for wildlife.

BIRDS

- 7.2 It is recommended to place a sparrow terrace on the new building.

INVERTEBRATES

- 7.3 Two bee bricks are to be incorporated into the proposed dwelling. Alternatively, it is recommended to install invertebrate boxes on-site. The boxes should be suitable for solitary bees.
- 7.4 Nectar-rich wildflowers should be planted within close proximity to the bee bricks/invertebrates boxes to create new opportunities for pollinators.
- 7.5 Fruit trees make ideal habitat for many invertebrate species. Thus, it is recommended to plant new garden ornamental fruit trees on-site. For example, Crab Apple (*Malus sylvestris*), Wild Cherry (*Prunus avium*) and Common Pear (*Pyrus communis*).

TREES

- 7.6 New tree planting would be a welcomed addition to development. New tree planting should be considered carefully, with consideration to species, location and future management. New trees should be robust and of high quality. Where possible, native species should be used. However, considerations should be given to climate change and potential pathogens.

8 Conclusions

- 8.1 The site is to be redeveloped with the construction of a detached two storey dwelling house.
- 8.2 The development will result in the loss of bare ground and scattered ephemeral vegetation.

ECOLOGICAL CONSTRAINTS

- 8.3 Development proposals must have regard for protected species identified as potentially occurring on, or near to, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.

- 8.4 The site is located in a suburban area and is ecologically barren and land locked. Opportunities exist to improve the biodiversity of the site through the development of the plot.

MITIGATION STRATEGIES

- 8.5 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.
- 8.6 Any trenches or other excavations left open overnight should be well covered to deter mammals from entering. If this is not possible, any trenches or other excavations left open overnight should either be provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly above), to allow any wildlife that falls in to escape.
- 8.7 During hibernation season (October to March), piles of leaf litter and logs should be retained to ensure hibernating hedgehogs are not harmed. If removal is unavoidable, the piles must be carefully checked before burning.
- 8.8 Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

BIODIVERSITY NET GAIN

- 8.9 The project is to be used as an opportunity for biodiversity net gain by creating new opportunities for wildlife. New habitat creation is to be implemented on-site and should be included within the final project design.

SUMMARY

- 8.10 Subject to the implementation of the recommended mitigation measures, the proposed development is unlikely to have any ecological impact.

9 References and Bibliography

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10 Limitations

- 10.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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Should you require any further information, please do not hesitate to contact us at any time.

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MW Harmsworth



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Checked by: Max Shaw BSc QCIEEM

Appendix 1: Site Location and Assessment Boundary

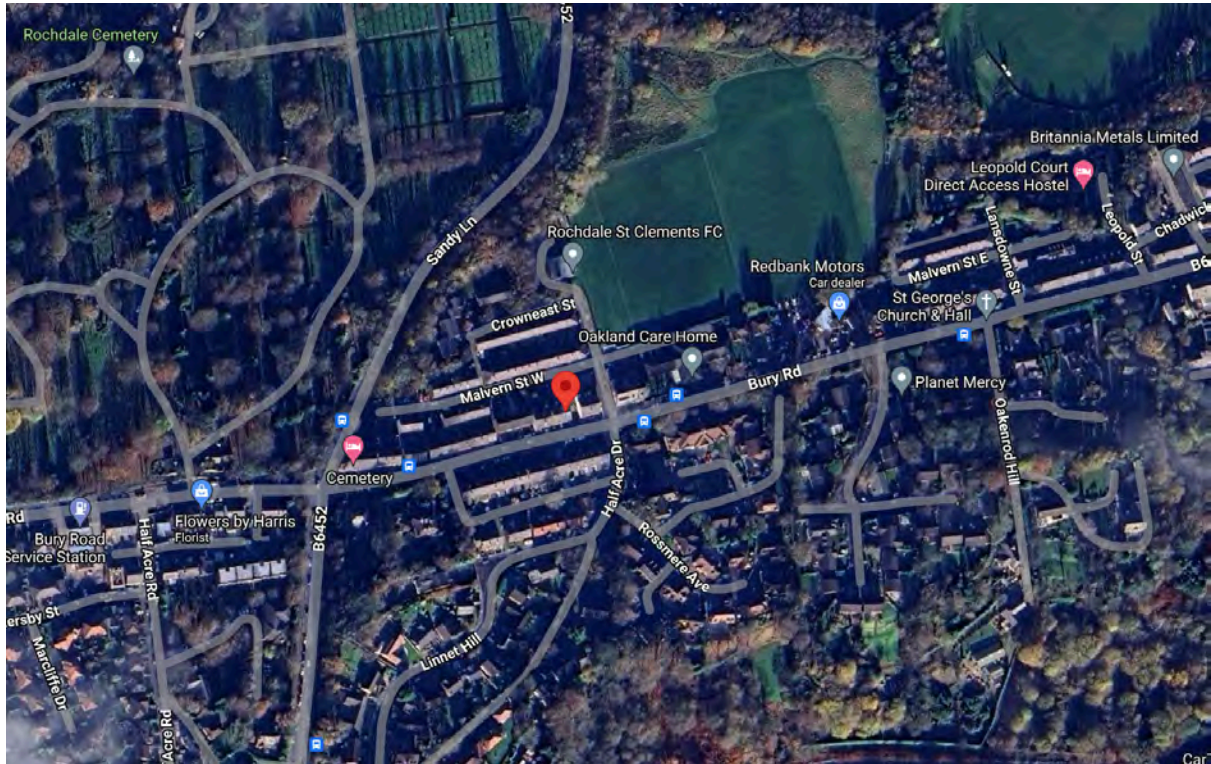


Figure A1.1: Extract from Google Maps showing the site location. (Google, 2024).



Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary. (MAGIC, 2023.)

Appendix 3: Example Specifications for Wildlife Enhancements

	ISP Schwegler Sparrow Terrace A sparrow terrace constructed of a wood-concrete mix that is suitable for incorporation into walls. https://www.nhbs.com/4/integrated-bird-boxes?q=&fR[hide][0]=false&fR[live][0]=true&fR[shops.id][0]=4&fR[subsidaries][0]=1&hFR[subjects_equipme nt.lv1][0]=Bird%20Boxes%20%3E%20Integrated%20Bird%20Boxes&qview=174850
	Bee Brick A bee brick for solitary bees suitable for incorporation into buildings or as a standalone feature. https://www.nhbs.com/search?q=bee+brick&qview=221091