

Northern Gateway (JPA1.1)

Outline Planning Application

Shadow Habitat Regulations Assessment

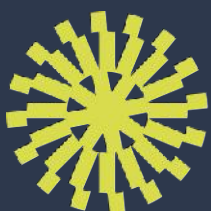


Shadow Habitat Regulations Assessment (sHRA)



Northern Gateway, Heywood

12th March 2025



**Tyler
Grange**

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Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd (TG) for the Northern Gateway Development Vehicle LLP ('the NGDV'). The NGDV are preparing an outline planning application (with all matters reserved) relating to land situated within the JPA1.1 Northern Gateway Allocation Site. The forthcoming outline planning application will straddle the administrative boundary of Bury Council ('BC') and Rochdale Borough Council ('RBC').
- S.2. This report uses available data to examine likely effects of the Project for Assessment and Proposed Scheme¹ on statutory designated European sites, both alone and in combination with other proposals; it sets out information required to inform a Habitat Regulations Assessment, which will ultimately be carried out by the competent authority (BC / RBC). The following internationally designated sites were identified within 20 km:
- Rochdale Canal SAC;
 - South Pennine Moors SAC;
 - South Pennine Moors SPA; and,
 - Manchester Mosses SAC (Holcroft Moss SSSI Component).
- S.3. The HRA Stage 1 screening exercise outlined in this report has identified the potential for construction stage and operation stage impacts on some of the qualifying features of the South Pennine Moors SPA and Manchester Mosses SAC (Holcroft Moss SSSI Component).
- S.4. Information to inform an appropriate assessment is provided, including information on potential construction and operation phase impacts on qualifying features of the designated sites, and proposed mitigation measures to control such impacts.
- S.5. It is anticipated that implementation of the mitigation measures outlined in this report during construction and operation allows the competent authority to conclude that there will be no significant adverse effects arising from the Project for Assessment and in-combination impacts on the conservation objectives or the qualifying features of the designated site.

¹ The whole of the comprehensive development project is referred to as the 'Project for Assessment'. The spatial footprint of this is defined in Appendix 1. The outline planning application is referred to as the 'Proposed Scheme', which sits within the Project for Assessment boundary, which is defined in Appendix 2.



Section 1: Introduction

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd (TG) for the Northern Gateway Development Vehicle LLP ('the NGDV'). The NGDV are preparing an outline planning application (with all matters reserved). The forthcoming outline planning application will straddle the administrative boundary of Bury Council ('BC') and Rochdale Borough Council ('RBC').
- 1.2. The application will be for a predominantly commercial project (land use classes B2 and B8) and is being prepared following allocation of land (JPA 1.1) within Greater Manchester's Places for Everyone (PfE) Joint Development Plan Document in March 2024¹⁰. The whole of the comprehensive development project is referred to as the 'Project for Assessment'. The spatial footprint of this is defined in **Appendix 1**. The outline planning application is referred to as the 'Proposed Scheme', which sits within the Project for Assessment boundary, which is defined in **Appendix 2**.
- 1.3. The conclusions made within this assessment would, by nature, cover both the Project for Assessment and Proposed Scheme, as one boundary 'sits' within the other. This ensures that this Report is suitable to support the planning application and the associated Application Boundary and be coordinated with the Environmental Statement (ES) which is based on a larger area as defined in **Appendix 1**.
- 1.4. The assessment also relies on breeding bird survey data, which was obtained by Tyler Grange from within the 'Survey Area' (Plan **16551 P11** to the rear of this report). The bird survey methodology and results can be viewed in **Appendix 3**.
- 1.5. This assessment includes the results of a Stage 1 Habitat Regulations Screening Assessment and 'shadow' Stage 2 Appropriate Assessment at "Northern Gateway" (central OS Grid Reference SD 83415 07938).
- 1.6. Site proposals are defined on the Plans in **Appendix 1** and **Appendix 2**. **Appendix 1** shows the assessment plans of the Project for Assessment (titled EIA_Assessment Plan 1); while **Appendix 2** shows assessment plans for the Proposed Scheme (titled Parameters Plan 1).



Planning Context and Background

- 1.7. The Greater Manchester Places for Everyone (PfE) plan was adopted, took effect and became part of the statutory development plan for 9 of the 10 PfE authorities on March 21st 2024. The PfE plan identifies the site as a geographically strategic location to enable the delivery of large, nationally significant employment opportunity, which lies wholly north of the M62, situated to the east of Bury and to the south of Heywood.
- 1.8. As part of emerging PfE works (now adopted), The Greater Manchester Ecology Unit (GMEU) undertook preliminary ecological appraisals / screening of the allocation, and identified the requirement for a Habitat Regulation Assessment as the JPA 1.1 allocation falls within the Zone of Influence (Zoi) of the following designated sites:
- South Pennine Moors SAC; and,
 - South Pennine Moors (Phase 2 & Phase 2) SPA (hereafter referred to as South Pennine Moors SPA)².
- 1.9. GMEU undertook a Habitat Regulations Assessment (HRA) as part of the PfE Joint Development Plan³. The assessment identified the allocation as having potential to impact the above designated sites through air pollution caused by increased traffic generation and recreational impacts.
- 1.10. In addition to South Pennine Moors SAC and SPA, the Environmental Impact Assessment (EIA) for the Project for Assessment has included the following designated sites for assessment:
- Rochdale Canal SAC
 - Manchester Mosses SAC (Holcroft Moss SSSI component)
- 1.11. Further details on scope and methodology for the inclusion of Rochdale Canal SAC and Manchester Mosses (Holcroft Moss component) are available in **Sections 3** and **4**.

Purpose

- 1.12. This report sets out 'shadow' HRA stage 1 screening and provides information to inform HRA stage 2 Appropriate Assessment (AA) and associated mitigation measures.

² Also referred to as the Peak District Moors SPA.

³ [online] Habitats Regulations Assessment of the Places for Everyone Joint Development Plan <https://www.greatermanchester-ca.gov.uk/media/5669/110301-pfe-hra-submission-2022.pdf>



Section 2: Legislation and Planning Policy

- 2.1 The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance (listed under Annex I, II and IV of the Directive). The Birds Directive (formally known as Council Directive 2009/147/EC on the conservation of wild birds) was also adopted in 2009. These directives have been transposed into UK law through The Conservation of Habitats and Species Regulations, hereafter referred to as 'the Habitats Regulations 2017 (as amended)', and incorporated protections for European sites.
- 2.2 It should be noted that the UK's departure from the European Union (EU) does not alter the implementation of this legislation in the UK at the time of writing. Section 6 of the EU (Withdrawal) Act 2018 (as amended) requires retained EU law such as the Conservation of Habitat and Species Regulations 2017 (as amended) to be interpreted in line with "retained case law" which includes retained EU case law.
- 2.3 European sites comprise:
- SACs and candidate SACs (cSACs) designated under the Habitats Directive;
 - SPAs and potential SPAs (pSPAs), classified under the Birds Directive;
 - Ramsar sites, designated under the Convention on Wetlands of International Importance; and
 - European Marine Sites (EMS).
- 2.4 Under the Habitats Regulations, competent authorities are required to consider impacts of any plans / projects which may result in Likely Significant Effects (LSEs) and/or adverse effects on the integrity of European sites - either alone or in-combination with other plans / projects. The assessment of the potential effects is termed an HRA, which is split into four stages, as described below, and shown in **Figure 2.1**:
- **Stage 1** is a screening stage to determine if the proposed development is expected to have a LSE on a European site. If an LSE is determined, AA, stage 2, is required;
 - If required, **stage 2** refers to an AA which is used to determine whether the project will adversely affect the integrity of any given European site(s) (through also considering proposed avoidance and mitigation measures), in view of their conservation objectives. Conservation objectives specify the overall target for a site's qualifying features (habitats and species / populations listed in Annex I and II) in order for that feature to be maintained or restored, to reach favourable conservation status;
 - **Stage 3** is triggered if significant adverse effects are identified in stage 2 that cannot be avoided or mitigated. This stage requires alternative options to be examined to avoid significant impacts on European sites; and
 - If it is deemed that the project should proceed for Imperative Reasons of Overriding Public Interest (IROPI), **stage 4** comprises an assessment of compensatory measures which would be required.



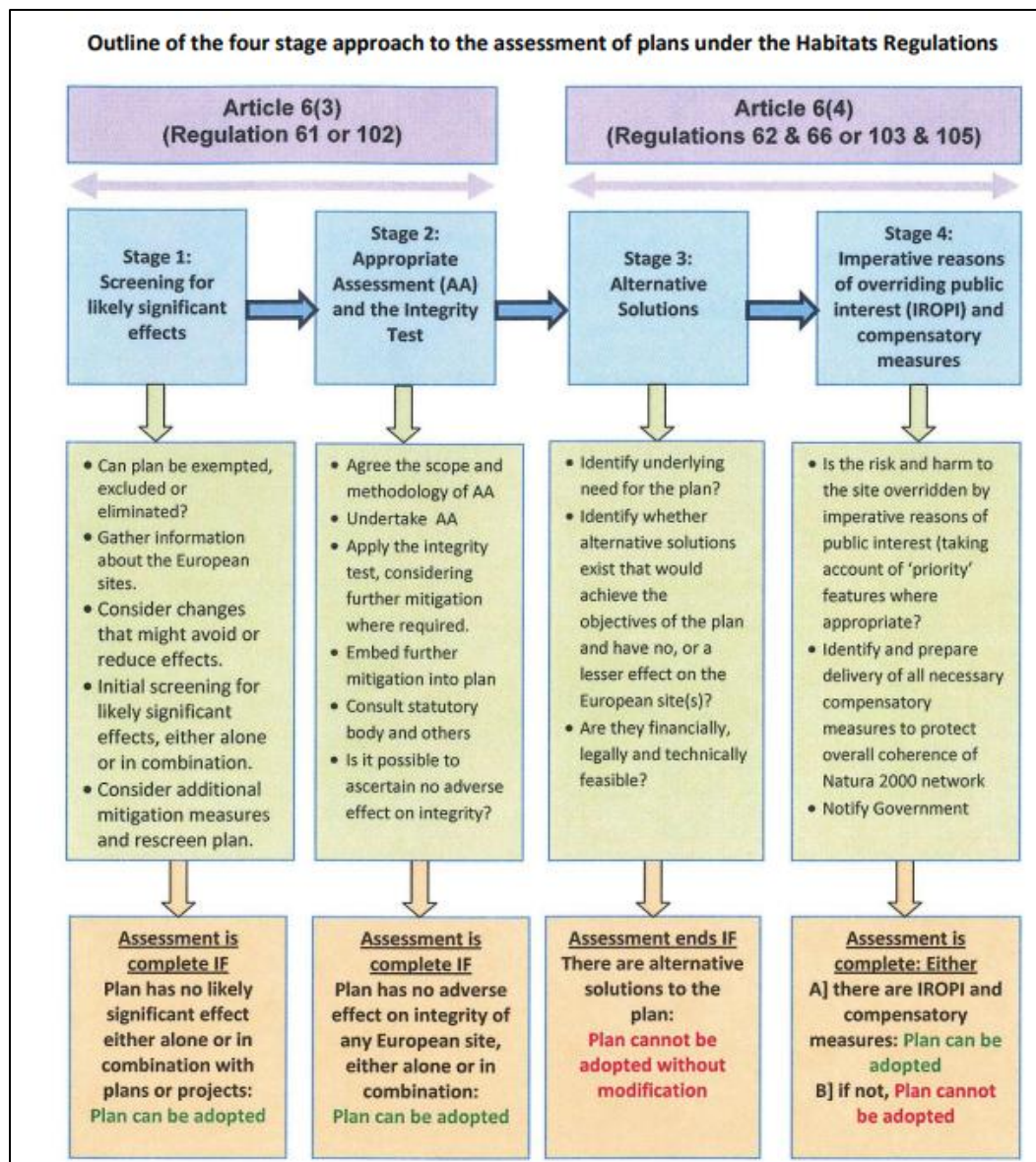


Figure 2.1: HRA stages⁴

- 2.5 The responsibility of undertaking AA, if required, lies with the competent authority who is responsible for granting consent - in this case, it is assumed that this will be a coordinated undertaking between BC and RBC. However, it is the applicant's obligation to provide information to the competent authorities to enable them to undertake the assessment. In this case, the applicant is the NGDV.
- 2.6 This report aims to provide sufficient information relevant to HRA screening (HRA stage 1) to demonstrate to the LPAs that AA (HRA stage 2) is only required for potential adverse effects relating to loss of functionally linked land and air pollution impacts.

⁴ Reproduced from DTA publications (2018) HRA handbook [Online] Available at: <https://www.dtapublications.co.uk> [Accessed: 22/07/2024].



- 2.7 The National Planning Policy Framework (NPPF), (December 2024)⁵ requires development plans to identify, map and safeguard international, national and locally designated sites of importance for biodiversity, such as European designated sites. Under the requirements of the NPPF, unless it has been concluded that development will not adversely affect the integrity of European designated sites, the usual presumption in favour of sustainable development does not apply.

⁵ National Planning Policy Framework [online] <https://www.gov.uk/guidance/national-planning-policy-framework>



Section 3: Methodology

- 3.1. This report provides information relevant to HRA screening (stage 1) and AA (stage 2) and aims to determine if development is likely to have a LSE on any European sites. Detailed methodology at each stage is set out below.
- 3.2. To inform the scope of the stage 1 Screening, and potential for LSEs, an Ecological Appraisal was undertaken by Tyler Grange. The appraisal included desktop analysis, including a data search and review of statutory designated sites which may be impacted by the Project for Assessment and therefore Proposed Scheme.
- 3.3. The scope of detailed survey effort (habitat and protected and notable fauna) was primarily defined by the accessibility of the land within the Project for Assessment (the Assessment Boundary). All land within the Proposed Scheme (the Application Boundary) was accessible, with a number fields south of the Application Boundary also being accessible. Please refer to the Survey Area Plan (Plan **16551 P11**). Therefore, detailed survey effort was undertaken within the Survey Area.
- 3.4. Extended Phase 1 habitat field surveys, UK Habs and Condition Assessments of the Survey Area were undertaken on 1st May 2024, 13th June 2024 and 3rd October 2024. The surveys were conducted by Olvia McKechnie, Bethany Pythian and Nick Bell, all members of CIEEM, experienced ecologist. In addition to the habitat assessment, a full suite of ecological surveys were conducted across the Survey Area. With particular relevance to this report, the breeding bird surveys are summarised in **Appendix 5**.
- 3.5. Due to the lack of access within much of the Project for Assessment, assumptions were made on the habitats which are present. Aerial imagery and views from Public Rights of Way (PRoWs) informed these assumptions. Plan **16551 P08** illustrates the Habitats within the Proposed Scheme boundary, which were assessed in detail, whereas Plan **16551 P09** illustrates the wider Project for Assessment habitats, including the assessed habitats within the Proposed Scheme and the assumed habitats within the Project for Assessment.
- 3.6. The full and detailed ecological appraisal of the Assessment Boundary has been incorporated into an Ecological Statement. The results of this assessment are summarised in **Section 5** of this report and full details of the survey results and recommendations can be found in the ES Chapter⁶.

HRA Stage 1: Screening

- 3.7. Screening aims to determine if development is expected to have a LSE on a European site. An effect is considered 'likely significant' if, in the absence of mitigation, it cannot be excluded based on objective information and it might undermine a European site's conservation objectives.
- 3.8. To assess whether LSEs may occur, the following information is provided:

⁶ Environmental Impact Assessment: Northern Gateway JPA 1.1, Heywood



- Identification of relevant European sites and their respective qualifying features (presented in **Section 4, European sites**);
- Identification and understanding of the conservation objectives the identified sites (presented in **Section 4, European sites**);
- Where relevant, an estimation of the likely magnitude, duration, location and extent of effects on European sites if any are anticipated (presented in **Section 5, HRA screening (stage 1)**); and
- Identification of whether any element of the Project for Assessment and Proposed Scheme will have a LSE on any qualifying feature, either alone or in-combination with other projects and plans (presented in **Section 5, HRA screening (stage 1)**).

3.9. This assessment has been informed by thorough review of the proposals (set out in **Section 1** above) and the supporting plans (**Appendix 1 and Appendix 2**). In addition, the following resources were reviewed to inform this report:

- The Habitats Regulations 2017 (as amended);
- UK government guidance on the use of Habitats Regulations Assessment⁷;
- Joint Nature Conservation Committee for citations of European sites and associated conservation objective and site improvement plan documents⁸;
- Natural England's web resources for citations of European sites, associated conservation objectives and site improvement plan documents;
- Multi-Agency Geographic Information for the Countryside (MAGIC) interactive maps for locations of statutory sites (DEFRA 2020) within a 10km search radius of the site⁹;
- Places for Everyone (PFE)¹⁰; and,
- Habitat Regulations Assessment of the Places for Everyone Joint Development Plan¹¹.

3.10. In order to establish the European sites which may be affected by development, a 20 km search radius was used from the Assessment Boundary. A 10 km radius is often considered the norm for ecological/ environmental impact assessment, however, due to the scale of the Project for

⁷ Ministry of Housing, Communities and Local Government (2019) Guidance Appropriate assessment: Guidance on the use of Habitats Regulations Assessment, [Online] Available at: <https://www.gov.uk/guidance/appropriate-assessment> [Accessed: 22/06/2024].

⁸ JNCC (2020) Joint Nature Conservation Committee for citations of internationally designated sites, [Online] Available at: <https://jncc.gov.uk/our-work/uk-protected-areas/> [Accessed 22/07/2021].

⁹ [Online] Available at: <https://magic.defra.gov.uk/> [Accessed 30/07/2024]

¹⁰ Places for Everyone (PFE) Manchester Plan: <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/>

¹¹ Habitat Regulations Assessment for the Places for Everyone Joint Development Plan: <https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents////02%20strategic%20environmental%20assessment/02.02.01%20Habitat%20Regulations%20Assessment%20of%20PFE.pdf>



Assessment and potential in-combination effects with other allocations within Greater Manchester, a 20 km search radius has been incorporated into this AA/ HRA.

- 3.11. The Court of Justice of the European Union (CJEU) in the case of People Over Wind, Peter Sweetman v Coillte Teoranta ruled that *"in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site"*¹². Hence it is not acceptable for the stage 1 screening assessment to rely on avoidance or reduction (mitigation) measures. Therefore, if it cannot be concluded that there will be no LSE in the absence of mitigation measures at the screening stage, HRA stage 2 (AA) is required.

In-combination Assessment

- 3.12. This report considers the potential for 'in-combination effects' on European sites from development.

Assessment of Effects and Mitigation Measures

- 3.13. An assessment of the potential effects for European sites in view of their conservation objectives is made, in terms of the magnitude, duration, location and extent of effects, both alone and in-combination with other developments, termed 'Cumulative Projects'.
- 3.14. Mitigation measures can include both avoidance measures and reduction measures, but the former approach is preferred.

Integrity Test

- 3.15. The integrity test requires the competent authority to ascertain if development (alone and in-combination with other plans / projects) will not have a significant adverse effect on a European site's integrity, which is defined as:

*"The coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the level of populations for the species for which it was classified."*¹³

¹² Court of Justice of the European Union (CJEU) (2018) Judgement of 12.4.2018 - Case C-323/17 People Over Wind and Sweetman

¹³ The Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2019) Guidance: Appropriate Assessment, [Online] Available at: <https://www.gov.uk/guidance/appropriate-assessment> [Accessed: 13/10/2021]



Section 4: European Sites

- 4.1 The Assessment Boundary falls within the Zone of Influence for four European sites, identified in the PfE, PfE HRA and as part of the ES. **Table 4.1** below describes the European sites' qualifying features and known threats. **Figure 4.1** provides an illustration of proximity of the internationally designated sites to the Assessment Boundary.
- 4.2 Given that the Assessment Boundary does not lie within the Zol for any other European sites and none are present within 20 km of the Assessment Boundary, effects on European sites other than those listed in **Table 4.1** have been scoped out of this assessment and are not discussed further within this report.

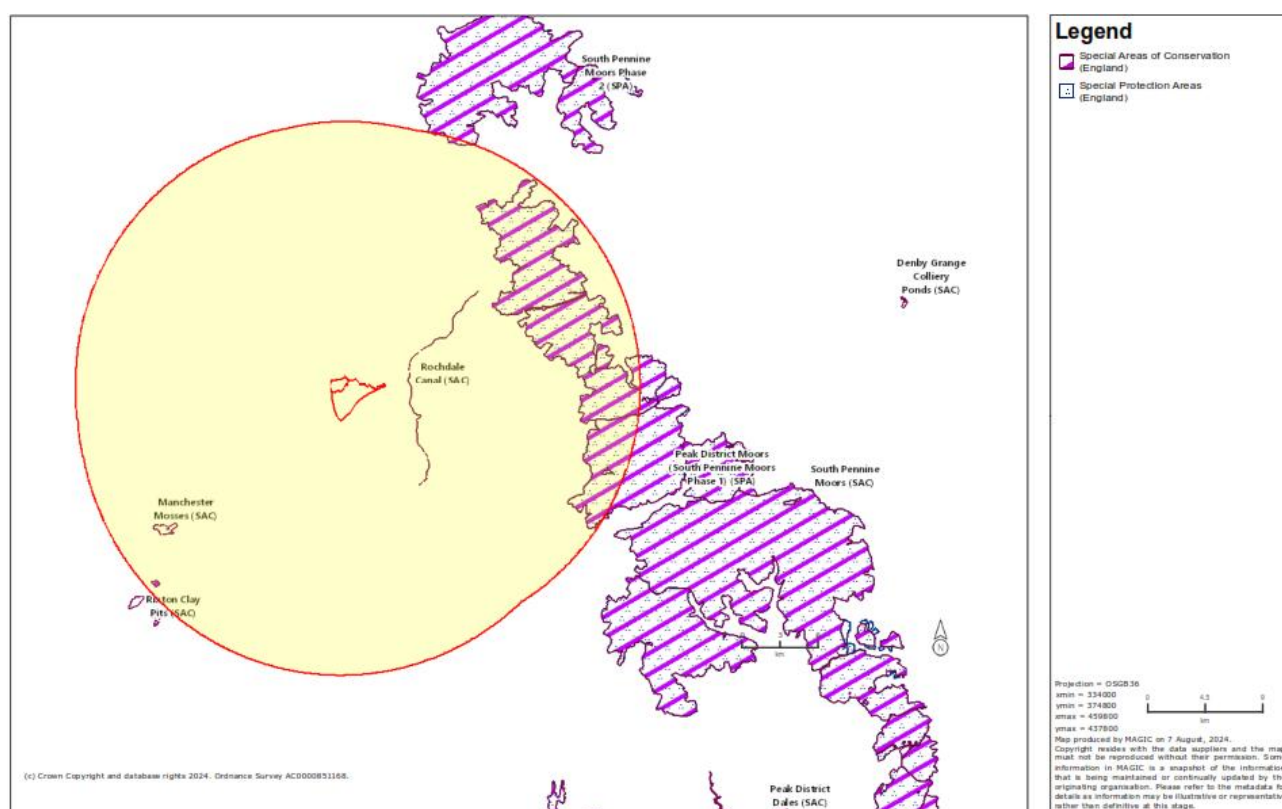


Figure 4.1: Showing a 20 km radius from the Assessment Boundary, with the three identified Internationally designated sites falling either wholly within or partially within. Image taken from MAGIG Maps⁹¹⁴

¹⁴ Crown Copyright and database rights 2024. Ordnance Survey AC0000851168.



Table 4.1. European sites assessed as part of the screening stage.

Site Name	Size (hectares)	Qualifying Features	Threats	Distance and direction from Assessment Boundary
Rochdale Canal SAC	24.86	<u>Species</u> -Floating water-plantain <i>Luronium natans</i> Rochdale Canal supports a significant population of floating water-plantain in a botanically diverse waterplant community which also holds a wide range of pondweeds <i>Potamogeton</i> spp. The canal has predominantly mesotrophic water. This population of <i>Luronium</i> is representative of the formerly more widespread canal populations of north-west England	Threats ¹⁵ include physical modification, recreational pressure and pollution of the Canal.	3.5 km east of the Assessment Boundary
South Pennine Moors SAC	65024.32	<u>Annex I Habitats</u> -European dry heaths -Blanket Bogs -Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> -Northern Atlantic wet heaths with <i>Erica tetralix</i> -Transition mires and quaking bogs	Threats include the loss of functionally linked land, air/ water pollution and habitat degradation, through recreational impacts and NOX deposition during operation, affecting blanket bog habitat.	17 km east of the Assessment Boundary
South Pennine Moors SPA	61538.23	<u>Breeding birds</u> -Merlin <i>Falco columbarius</i> -Golden Plover <i>Pluvialis apricaria</i> <u>Summer Assemblage of birds</u> -Peregrine <i>Falco peregrinus</i> -Short-eared owl <i>Asio flammeus</i> -Merlin -Golden Plover -Lapwing <i>Vanellus vanellus</i> -Dunlin <i>Calidris alpina</i> -Snipe <i>Gallinago gallinago</i> -Curlew <i>Numenius arquata</i> -Redshank <i>Tringa tetanus</i> -Common sandpiper <i>Actitis hypoleucos</i> -Short-eared owl <i>Asio flammeus</i> -Whinchat <i>Saxicola rubetra</i> -Wheatear <i>Oenanthe Oenanthe</i> -Ring ouzel <i>Turdus torquatus</i> -Twite <i>Carduelis flavirostris</i>	Threats ¹⁶ to the Moors include loss of functionally linked land, air/ water pollution, visual and noise disturbance and habitat degradation, through recreational impacts	17 km east of the Assessment Boundary
Manchester Mosses SAC – Holcroft Moss SSSI Component	18	<u>Qualifying habitats:</u> The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I: -Degraded raised bogs still capable of natural regeneration	Threats include the potential for NOX deposition during operation, affecting blanket bog habitat.	19 km Southwest of the Assessment boundary

¹⁵ [Online] Available at: <http://publications.naturalengland.org.uk/publication/6227629417955328> [Accessed 24/01/2024]
¹⁶ [online] Available at: <http://publications.naturalengland.org.uk/publication/5412834661892096> [Accessed 24/01/2023]



Conservation objectives

- 4.3 Conservation objectives are set out by Natural England to help public bodies comply with the law and to protect European sites.
- 4.4 Conservation objectives for the European protected sites are set out below in **Table 4.3**. 'To ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds directive by maintaining or restoring':

Table 4.2 European protected sites conservation objectives

Site Name	Conservation objectives
Rochdale Canal SAC	• The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying species rely; • The population of each of the qualifying features; and • The distribution of the qualifying features within the site.
South Pennine Moors SAC	• The extent and distribution of the qualifying natural habitats; • The structure and function (including typical species) of the qualifying natural habitats; and • The supporting processes on which the qualifying natural habitats rely.
South Pennine Moors SPA	• The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features; and • The distribution of the qualifying features within the site.
Manchester Mosses SAC (Holcroft Moss SSSI Component)	• The extent and distribution of qualifying natural habitats; • The structure and function (including typical species) of qualifying natural habitats; and • The supporting processes on which qualifying natural habitats rely.



Section 5: HRA Screening (Stage 1)

- 5.1 The aim of the HRA Screening is to establish whether construction or operation within the Project for Assessment is likely to result in a Likely Significant Effect on European Sites.

Site Context

- 5.2 The Assessment Boundary measures approximately 570 ha, with the Application Boundary measure approximately 210 ha. Both boundaries predominantly comprise heavily managed modified grassland, in the form of agriculture and recreation (golf course, horse riding stables). There are areas of higher ecological value habitat within brook corridors, such as Whittle brook, Castle Brook and Brightley Brook, where deciduous woodland and neutral grassland is present. Plan 16551 P08 to the rear of this report illustrates the habitats present within the Proposed Scheme.

Potential Likely Significant Effects

- 5.3 **Table 5.1** below summarises the potential impact pathways and LSEs considered as part of this assessment. The following section outlines the potential LSEs on identified designated sites.



Table 5.1. European sites assessed as part of the screening stage.

Site Name	Qualifying Features	Potential for effects on qualifying features	Is the scheme likely to have a Likely Significant Effect on European Sites alone?
Rochdale Canal SAC	<u>Species</u> -Floating water-plantain.	No works are proposed within the boundary of the designation or adjacent to it. <u>Physical Modification</u> No physical modification of the canal is proposed as part of the Project for Assessment during either construction or operation. LSEs on floating water plantain through physical modification are therefore not anticipated. <u>Recreational Pressure</u> The PfE HRA¹¹ describes the potential for pressure on the qualifying feature relating to increases in pleasure boat traffic in the operational phase of Project for Assessment. Although the Proposed Scheme will be fully commercial, there will be a residential element of the Project for Assessment. Impacts pathways on floating water plantain relate to increases in boat traffic. The Project for Assessment and Proposed Scheme do not propose changes or additions to boat mooring opportunities for the residents. Furthermore, the PfE HRA¹¹ does recognise that pleasure boat traffic has increased in recent years, while populations of floating water plantain has remained stable. LSEs on floating water plantain from recreational pressure are therefore not anticipated. <u>Pollution</u> It is possible that the Project for Assessment could have a LSE on the Rochdale Canal SAC through air pollution during the operational phase. However, an assessment carried out by Ricardo, as part of the PfE HRA¹¹ describes Airborne NOx and NH3 as indicating no adverse effects on the qualifying feature of the Rochdale Canal (Table 9.1). Impacts arising from air pollution as a result of the operational phase is therefore considered to be negligible. LSEs on floating water plantain from pollution during the operation are therefore not anticipated.	NO
South Pennine Moors SAC	<u>Annex I Habitats</u> -European dry heaths -Blanket Bogs -Old sessile oak woods with Ilex and Blechnum -Northern Atlantic wet heaths with Erica tetralix -Transition mires and quaking bogs	No works are proposed within the boundary of the designation or adjacent to it. <u>Functionally Linked Land</u> The qualifying features of the South Pennine Moors SAC are not considered to be mobile and therefore do not have attributes relating to offsite habitats. LSE's are therefore not anticipated through loss of functionally linked land. <u>Pollution</u> Water pollution and/ or run-off is considered unlikely due to the 17km distance from the Project for Assessment, to the South Pennine Moors SAC. An assessment undertaken by Ricardo as part of the PfE HRA³ describes the potential for airborne ammonia, nitrogen and acid deposition to "have only a marginal effect on the South Pennine Moors, and would not result in any measurable reduction in the extent of blanket bog or other specified habitats" for the PfE plan. Therefore, no	NO



		impacts arising from airborne pollution during the construction and operational phases are anticipated. LSE's are therefore not anticipated through pollution. <u>Recreational Impacts</u> The Draft South Pennine Moors Supplementary Planning Document¹⁷, which provides guidance on the implementation of the PfE policy, to ensure that new development will not result in an adverse effect on the South Pennine Moors SPA/SAC, states that: "Since adoption of the PfE Plan, Natural England has now indicated that there is no credible risk to the habitats and species on the SAC and SPAs from recreation impacts. Consequently, Natural England considers that new development within the PfE area, specifically the three areas of Oldham, Tameside and Rochdale, does not need to provide mitigation in accordance with part 7c of JP-G5". Therefore LSE's on the SAC from recreational impacts are not anticipated.	
South Pennine Moors SPA	<u>Annex 1 Breeding birds</u> -Merlin <i>Falco columbarius</i> -Golden Plover <i>Pluvialis apricaria</i> <u>Summer Assemblage of breeding birds</u> -Merlin -Golden Plover -Lapwing <i>Vanellus vanellus</i> -Dunlin <i>Calidris alpina</i> -Snipe <i>Gallinago gallinago</i> -Curlew <i>Numenius arquata</i> -Redshank <i>Tringa tetanus</i> -Common sandpiper <i>Actitis hypoleucos</i> -Short-eared owl <i>Asio flammeus</i> -Whinchat <i>Saxicola rubetra</i> -Wheatear <i>Oenanthe oenanthe</i> -Ring ouzel <i>Turdus torquatus</i> -Twite <i>Carduelis flavirostris</i>	No works are proposed within the boundary of the site, or adjacent to it. <u>Functionally Linked Land</u> It is considered unlikely that merlin, golden plover, dunlin, whinchat, ring ouzel and twite would breed within the Assessment Boundary, due to the low value of suitable breeding habitat present; with the aforementioned species having a propensity to breed within upland/ moorland habitat, which is not present within the Assessment Boundary. The Assessment Boundary offers no suitable breeding habitat for common sandpiper (breeding near fast flowing rivers and lakes) and redshank (breeding near flooded fields/ wetlands). However, the site offers suitable breeding habitat for short-eared owl (rough grasslands and moors) and lapwing, snipe, curlew and wheatear, which will utilise farmland habitat for breeding (with snipe favouring more rush-like habitat, which is also present at the site). Therefore LSE on short-eared owl, lapwing, snipe, curlew and wheatear (qualifying species) of the SPA are possible. <u>Pollution</u> Water pollution and/ or run-off is considered unlikely due to the 17km distance from the Project for Assessment, to the South Pennine Moors SPA. An assessment undertaken by Ricardo as part of the PfE HRA³ describes the potential for airborne ammonia, nitrogen and acid deposition to "have only a marginal effect on the South Pennine Moors, and would not result in any measurable reduction in the extent of blanket bog or other specified habitats" for the PfE plan. Therefore, no impacts arising from airborne pollution during the construction and operational phases are anticipated. LSE's are therefore not anticipated through pollution.	YES In relation to habitat degradation through the loss of functionally linked land for short-eared owl, lapwing, snipe, curlew and wheatear.

¹⁷ Draft South Pennine Moors Supplementary Planning Document. 24th September 2024. Director of Economy and Place.



		<u>Visual and Noise Disturbance</u> Noise disturbance was screened out as a LSE for all designated sites for the PFE HRA The Project for Assessment is considered sufficient enough distance from the SPA for visual disturbance (construction lighting, operational lighting) to be not considered a LSE for the qualifying habitat features within the Assessment Boundary. LSE's are therefore not anticipated through visual and noise disturbance. <u>Recreational Impacts</u> The Draft South Pennine Moors Supplementary Planning Document¹⁸, which provides guidance on the implementation of the PFE policy, to ensure that new development will not result in an adverse effect on the South Pennine Moors SPA/SAC, states that: "Since adoption of the PFE Plan, Natural England has now indicated that there is no credible risk to the habitats and species on the SAC and SPAs from recreation impacts. Consequently, Natural England considers that new development within the PFE area, specifically the three areas of Oldham, Tameside and Rochdale, does not need to provide mitigation in accordance with part 7c of JP-G5". LSE's are therefore not anticipated through recreational impacts.	
Manchester Mosses SAC (Holcroft Moss SSSI Component)	<u>Qualifying habitats:</u> The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I: -Degraded raised bogs still capable of natural regeneration	No works are proposed within the boundary of the designation or adjacent to it. <u>Functionally Linked Land</u> The qualifying features of the Manchester Mosses (Holcroft Moss Component) SAC are not considered to be mobile and therefore do not have attributes relating to offsite habitats. LSE's are therefore not anticipated through loss of functionally linked land. <u>Pollution</u> Water pollution and/ or run-off is considered unlikely due to the 19 km distance from the Project for Assessment, to the Manchester Mosses (Holcroft Moss Component) SAC. Air pollution (airborne ammonia, nitrogen and acid deposition) resulting from increased traffic during the operational phase is considered to provide an impact pathway and therefore considered as a LSE. LSE's are therefore anticipated through pollution. <u>Recreational Impacts</u> Holcroft Moss (SSSI/ SAC Component) is not publicly accessible. Permits are required and issued by Cheshire Wildlife Trust for access. It is therefore concluded that recreational impacts arising from the operational phase of the development is unlikely. LSE's are therefore not anticipated through recreational impacts.	YES In relation to potential degradation of the Moss, through increased air pollution caused by heavy goods vehicles associated with the operational phase of the Project for Assessment.

¹⁸ Draft South Pennine Moors Supplementary Planning Document. 24th September 2024. Director of Economy and Place.



Table 5.2 – HRA Stage 1 Screening Summary

Site Name	Is the scheme likely to have a significant effect on European site(s) alone?	Effect in combination with other plans/projects?	Stage 2 Appropriate Assessment Required?
Construction Phase			
Rochdale Canal SAC	No	No	No
South Pennine Moors SAC	No	No	No
South Pennine Moors SPA	Yes	Yes	Yes
Manchester Mosses (Holcroft Moss Component) SAC	No	No	No
Operation Phase			
Rochdale Canal SAC	No	No	No
South Pennine Moors SAC	No	No	No
South Pennine Moors SPA	No	No	No
Manchester Mosses (Holcroft Moss Component) SAC	Yes	Yes	Yes



Section 6: Appropriate Assessment (Stage 2)

Approach to Appropriate Assessment

- 6.1 Where significant effects are likely, or it is uncertain if there would be significant effects, an Appropriate Assessment (AA) is required.
- 6.2 For an AA, the implication of the plan / project on each affected site must be assessed in light of its conservation objectives. The development of conservation objectives is required by the 1992 Habitats' Directive (92/43/EEC); an objective of this legislation is to achieve 'favourable conservation status' (see Box 6.1) of the habitats and / or species features for which the site is designated.

Box 6.1: Favourable conservation status, as defined in the Habitats Directive

Conservation status for habitats is defined in Article 1(e) as:

"[The] conservation status of natural habitats [is] the sum of influences acting on a natural habitat and its typical species that may affect its long-term natural distribution, structure and functions as well as the long-term survival of its typical species... The conservation status of natural habitats will be taken as 'favourable' when:

- *its natural range and areas it covers within that range are stable or increasing; and*
- *the species structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and*
- *the conservation status of its typical species is favourable."*

Conservation status for species is defined in Article 1(i) as:

"[The] conservation status of a species means the sum of the influences acting on the species concerned that may affect the long-term distribution and abundance of its populations within [its] territory... The conservation status of species will be taken as 'favourable' when:

- *population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats; and*
- *the natural range of the species is neither being reduced for the foreseeable future; and*
- *there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis."*

Impact Assessment

- 6.3 Following the screening described in **Section 5**, the need for an AA has been identified for two sites (listed in **Table 4.1**) – South Pennine Moors SPA and Manchester Mosses SAC (Holcroft Moss Component) were considered to have potential impacts pathways for significant effect on European sites alone. Details on the potential for in-combination effects are provided below. In this section, an assessment of the implications for these sites in view of each site's conservation objectives is made, in terms of the magnitude, duration, location and extent of effects. Assessments for each component are considered separately, below.



Mitigation Measures

- 6.4 The 'Information to Inform an Appropriate Assessment' (IIAA) section also looks at potential mitigation measures which would be required to determine if the magnitude, duration, location and extent of effects can be reduced / removed. These mitigation measures would form part of the outline planning permission, including related planning conditions, for the Proposed Scheme, if approved. It must be noted that mitigation measures can be controlled through the outline planning permission for of the Proposed Scheme and the areas of the Project for Assessment which have codependent boundaries but cannot be controlled in the areas within the Project for Assessment which fall outside of the Proposed Scheme boundary (as these will be subject to future planning applications). Similar conditions would be expected to be imposed on any future planning permissions for development in the remainder of the area covered by the Project for Assessment.
- 6.5 Mitigation measures can include both avoidance measures and reduction measures, but the former approach is preferred. Mitigation measures for each qualifying feature of the SAC/SPA/SSSI are considered separately, below.

In-Combination Impacts

- 6.6 In-combination assessment of impacts should also be made in light of the development and other relevant plans / projects.

Integrity Test

- 6.7 The integrity test requires the competent authority to ascertain if the development (alone and in combination with other plans / projects) will not have a significant adverse effect on a site's integrity, which is defined as:
- 6.8 "the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the level of populations for the species for which it was classified".

Monitoring

- 6.9 Details of required monitoring are described, either for the purposes of validating the findings of the AA, or as an early warning which would enable any actions resulting in an unexpected adverse impact to be stopped, paused, reduced, altered or removed.

Information to Inform an Appropriate Assessment

- 6.10 As laid out in the scoping section, the Project for Assessment was identified as having potentially significant effects on European sites alone during construction and operation phases (see **Table 5.1**).



- 6.11 Information to inform an Appropriate Assessment is given below. This information includes an impact assessment comprising descriptions of the qualifying features of the designated sites (**Table 5.1**) and their conservation objectives (**Table 6.1**), as well as in-combination mitigation measures.

Impact Assessment

Construction Phase

Loss of Functionally Linked Land

- 6.12 The land sits within the ZOI of the South Pennine Moors SPA and therefore loss of functionally linked land for the qualifying bird species of the SAC was considered a LSE.
- 6.13 Tyler Grange completed suites of breeding bird surveys (**Appendix 3**) during 2022 and 2024. The surveys were undertaken within the 'Survey Area' (**Appendix 3**), which is a smaller area than the Assessment Boundary, but covers a larger area than the Application Boundary. Therefore the results summarised below and within **Appendix 3** are relevant to the Proposed Scheme.
- 6.14 The breeding bird surveys confirmed the absence of the two breeding birds for which the South Pennine Moors SPA is designated for (merlin and golden plover). Three birds (lapwing, snipe and wheatear) which are 'assemblage' features of the SPA were recorded on multiple surveys, but only in small numbers. The other two 'assemblage' feature species which were considered potentially present within the Assessment Boundary (short-eared owl and curlew), based on habitat suitability, were not recorded. It is therefore considered that this does not represent a significant assemblage these species.
- 6.15 The Tyler Grange assessment has concluded that the Project for Assessment is not considered to be functionally linked to the SPA. Therefore no mitigation has been proposed.
- 6.16 There are 'un-surveyed' areas within the Project for Assessment, where bird surveys were not undertaken (refer to the Survey Area plan in **Appendix 3**). However, it is considered likely that the un-surveyed habitats within the wider Project for Assessment would support species of similar type and quantity, as the habitats are largely homogenous across the Project for Assessment. Additionally, the habitats in the un-surveyed areas are likely to be more impacted by disturbance, than habitat, given that Pike Fold Golf Course accounts for a large proportion of the un-surveyed area.
- 6.17 Due to largely unsuitable habitat for the SPA species and distance from the South Pennine Moors SPA (17 km), the Project for Assessment is not considered functionally linked land.

In-combination Impacts

- 6.18 A list of projects identified for in-combination impacts (as identified in the Environmental Statement) have been provided in **Appendix 4**.
- 6.19 It is considered that none of the 16 identified cumulative projects have habitat suitable for the two breeding bird species which are qualifying features of the SPA, and habitats are considered unsuitable for supporting large numbers of the assemblage species. Additionally, many of the



identified cumulative projects are beyond the 'standard' 10 km zone of influence¹⁹ from South Pennine Moors SPA and are therefore considered to be sufficiently distant from the SPA for adverse impacts.

- 6.20 It is therefore considered that the loss of functionally linked land on a cumulative scale would be negligible, and therefore mitigation has not been proposed for in-combination impacts.

Operational Phase

Degradation through Air Pollution

- 6.21 This assessment and the 'Draft Holcroft Moss Planning Obligations' Supplementary Planning Document (SPD)²⁰ concludes that there are potential impact pathways for the degradation of the qualifying features at Holcroft Moss. These are considered to be those resulting from increased heavy goods vehicles, causing increases in airborne pollution, associated with the Project for Assessment and in-combination effects resulting from PfE and development within Warrington Metropolitan Borough Council (WMBC). Mitigation is therefore detailed in the below sections.
- 6.22 Traffic modelling undertaken as part of the EIA²¹ has confirmed operational impacts of the Project for Assessment will result in an exceedance of the HGV threshold. A financial contribution in order to mitigate the potential air quality impacts at Holcroft Moss location will therefore be required.

In-combination Impacts

- 6.23 Any proposals that would result in increased traffic flows on the M62 past Holcroft Moss of more than 100 vehicles or 20 Heavy Goods Vehicles per day must devise a scheme specific range of measures to reduce reliance on cars, reduce trip generation, promote ultra-low emission vehicles and provide contributions towards restoration measures at Holcroft Moss. Therefore, all in-combination proposals which meet the above criteria shall provide the above mitigation measures. As confirmed above, the Project for Assessment would result in exceedance of the HGV threshold and would therefore provide, alone and in-combination, effects on Holcroft Moss. Mitigation through financial contributions is therefore required, which is described below.

Mitigation Measures

Construction Phase

- 6.24 No specific mitigation measures for the identified sites have been proposed during the construction phase.

Operation Phase

Degradation through Air Pollution

- 6.25 Through the Habitats Regulations Assessment process, in support of the PfE Plan and also the recently adopted Warrington Local Plan, the Manchester Mosses SAC, and in particular Holcroft Moss, was identified as being at risk of harm from increased air pollution caused by the cumulative

¹⁹ Guidelines for Ecological Impact Assessment: CIEEM [online]: <https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/>

²⁰ Draft Holcroft Moss Planning Obligations' Supplementary Planning Document (SPD); 24th September 2024

²¹ Redmore Environmental Ltd: Environmental Statement, Northern Gateway JPA 1.1, Heywood



impact of traffic resulting from development. To mitigate against this harm, the Draft Holcroft Moss Planning Obligations SPD²⁰ describes the need for long-term ecological resilience works, which are to be funded through financial compensatory payments from developers.

- 6.26 The exact scale of contributions for an individual site/ development will depend upon the particular development proposed, and its impact upon Holcroft Moss. The amount of financial contributions will be identified at the planning application stage. However, as guidance, the draft Schedule of Costs²² attached to the draft SPD sets out a fee of £7.00 per 100sqm of employment floorspace. Therefore, the Proposed Scheme, on the basis of up to 600,000sqm of employment floorspace, the maximum contribution would be £42,000. However, as the Proposed Scheme is an outline application, the final quantum of floorspace to be delivered is to be confirmed at Reserved Matters stage.
- 6.27 It is therefore considered that the Project for Assessment will meet the criteria for financial contributions, which will provide mitigation for potential degradation of Holcroft Moss through air pollution.
- 6.28 With regard to in-combination effects, all proposals which meet the criteria described in **Paragraph 6.24** (100 vehicles or 20 Heavy Goods Vehicles per day), will be required to provide the above outlined mitigation measures, and therefore covering any potential in-combination adverse effects on Holcroft Moss component of Manchester Mosses SAC.

Integrity Test

- 6.29 It is anticipated that implementation of the above mitigation measures during operation allows the competent authority to conclude that there will be no significant adverse effects arising from the Project for Assessment, on the Conservation Objectives or the qualifying features of the designated sites.
- 6.30 The information provided in this report, should provide the competent authority, sufficient information to undertake a full HRA.

²² Holcroft Moss Planning Obligations Joint Supplementary Planning Document. November 2024: [hoac96-1.pdf](#)



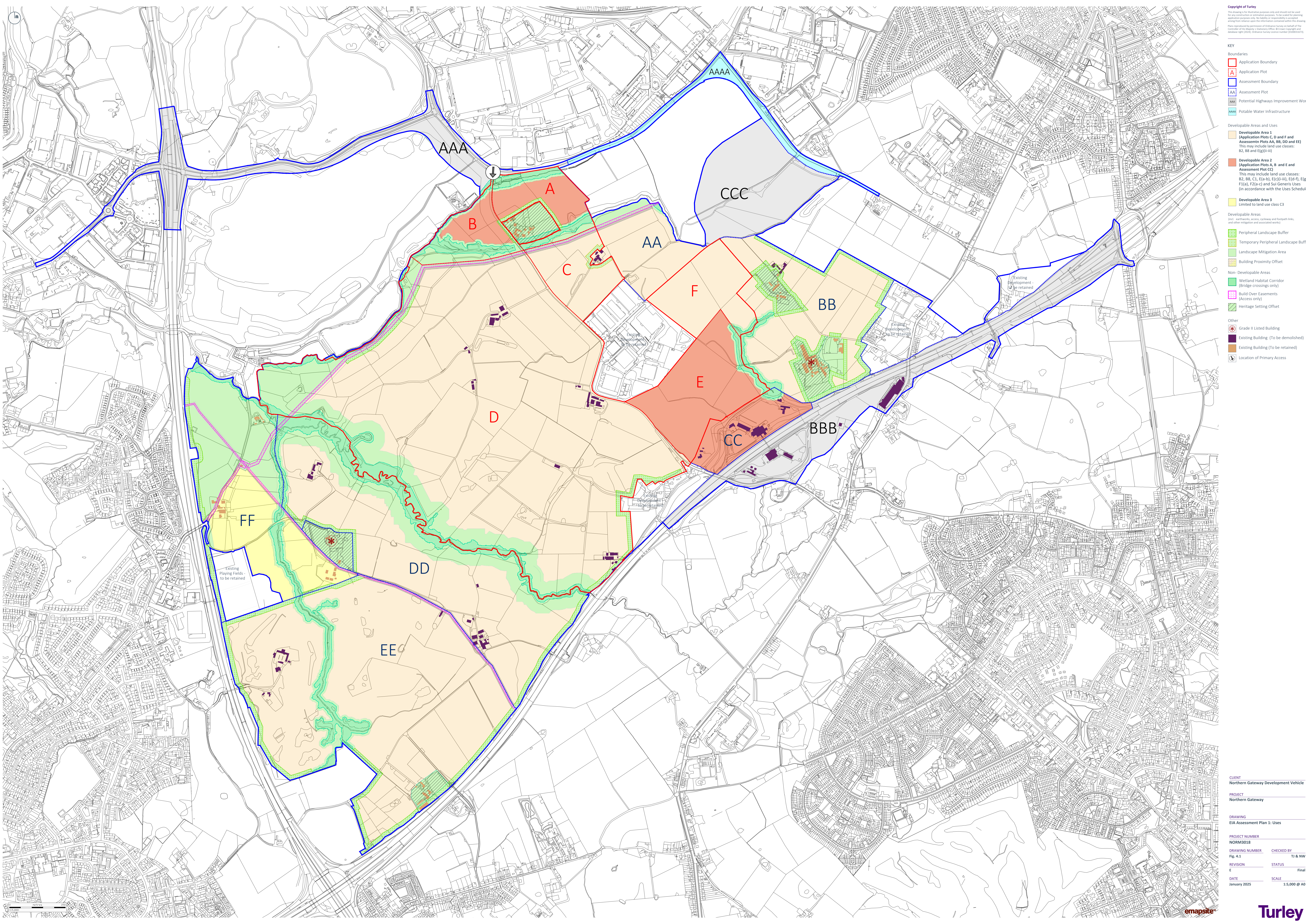
Section 7: Conclusions

- 7.1 The Assessment Boundary lies within the Zols of the Rochdale Canal SAC, South Pennine Moors SAC, South Pennine Moors SPA and Manchester Mosses (Holcroft Moss SSSI component) SAC. No other European Sites are considered to be close enough to be affected by the Project for Assessment.
- 7.2 The South Pennine Moors SPA and Manchester Mosses (Holcroft Moss SSSI component) have been screened in for potential LSEs through the loss of functionally linked land (construction impacts) and degradation through air pollution (operational impacts).
- 7.3 It was concluded that the Project for Assessment is not functionally linked to the South Pennine Moors SPA, due to the absence of the two breeding bird species for which the South Pennine Moors SPA is designated for (merlin and golden plover). Three birds (lapwing, snipe and wheatear) which are 'assemblage' features of the SPA were recorded during surveys, but only in small numbers. The other two 'assemblage' feature species which were considered potentially present (short-eared owl and curlew), were not recorded. It was also considered that the 16 sites identified for in-combination assessment were not likely to provide functionally linked land for the SPA bird species, largely due to unsuitable habitat and distance from the designated site. Therefore no mitigation is proposed for the Project for Assessment.
- 7.4 Mitigation in the form of financial compensatory payments shall provide the Holcroft Moss component of Manchester Mosses SAC with mitigation for Likely Significant Effects, resulting from degradation of the Mosses from air pollution. Such mitigation, by nature, also covers potential in-combination adverse effects, as all proposals which are considered to have potential adverse effects on Holcroft Moss will be required to make financial contributions, among other mitigation measures.
- 7.5 It is concluded that implementation of the mitigation measures recommended throughout this assessment, during construction and operation should allow the competent authority to conclude that there will be no significant adverse effects arising from the Project for Assessment, on the Conservation Objectives or the qualifying features of the designated sites.



Appendix 1: Project for Assessment: Parameters Plan





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KEY

Boundaries

- Application Boundary
- Application Plot
- Assessment Boundary
- Assessment Plot
- Potential Highways Improvement Works
- Potable Water Infrastructure

Developable Areas and Uses

- Developable Area 1 (Application Plots A, B and F and Assessment Plots AA, BB, DD and EE) This may include land use classes: B2, B8 and E(g)(i)-(iii)
- Developable Area 2 (Application Plots C, D and E and Assessment Plot CC) This may include land use classes: B2, B8, C1, E(a-b), E(c)(i)-(iii), E(d-f), E(g)(i)-(iii), F1(a), F2(a-c) and Sui Generis Uses (in accordance with the Uses Schedule)
- Developable Area 3 Limited to land use class C3

Developable Areas

- Peripheral Landscape Buffer
- Temporary Peripheral Landscape Buffer
- Landscape Mitigation Area
- Building Proximity Offset

Non-Developable Areas

- Wetland Habitat Corridor (Bridge crossings only)
- Build Over Easements (Access only)
- Heritage Setting Offset

Other

- Grade II Listed Building
- Existing Building (To be demolished)
- Existing Building (To be retained)
- Location of Primary Access

CLIENT
Northern Gateway Development Vehicle

PROJECT
Northern Gateway

DRAWING
EIA Assessment Plan 1: Uses

PROJECT NUMBER
NORM3018

DRAWING NUMBER
Fig. 4.1

REVISION
E

DATE
January 2025

CHECKED BY
TJ & NW

STATUS
Final

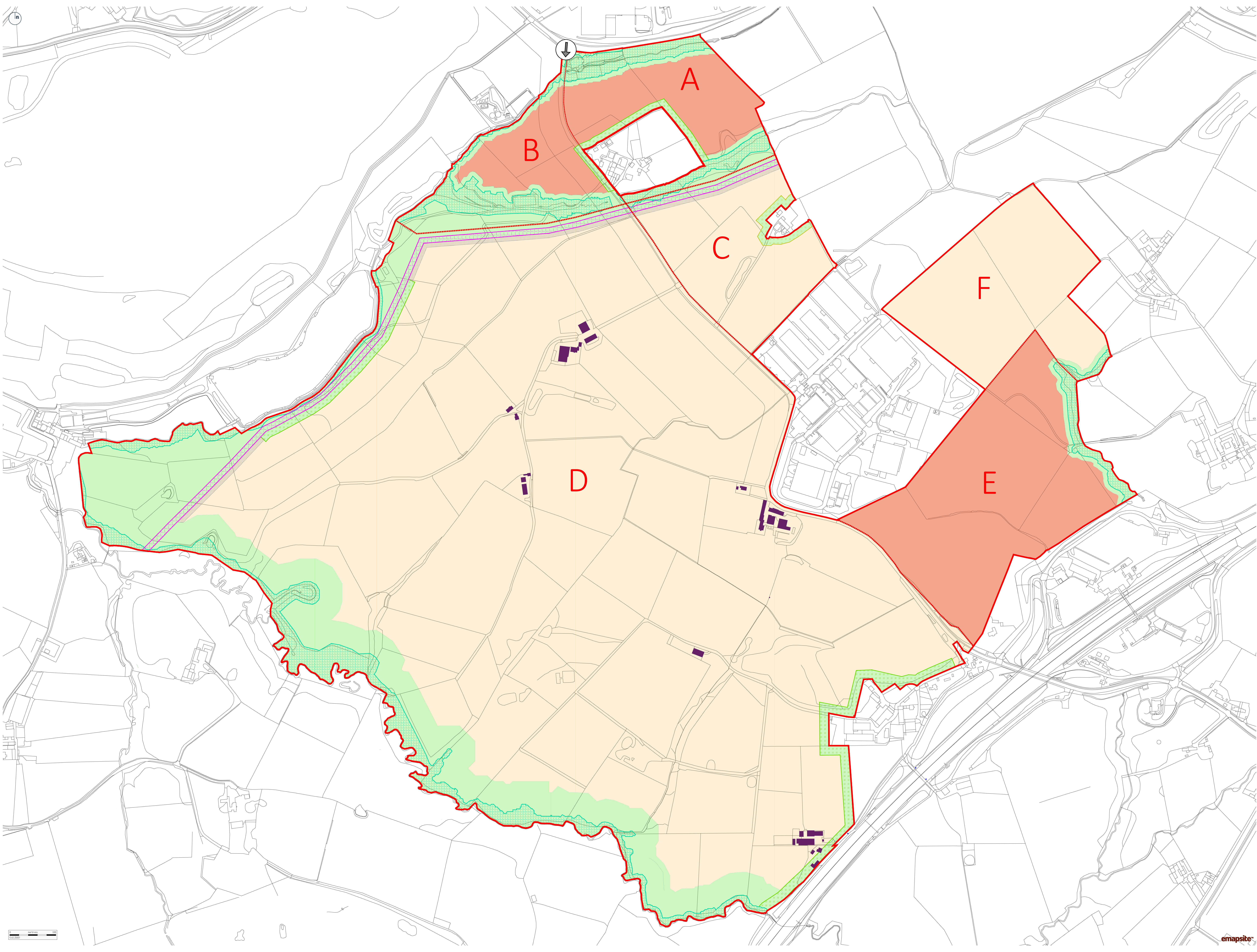
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Appendix 2: Proposed Scheme: Parameters Plan





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KEY

Boundaries
Application Boundary
Application Plot

Developable Areas and Uses
Developable Area 1 (Application Plots C, D and F)
This may include land use classes: B2, B8 and E(g)(i-iii)
Developable Area 2 (Application Plots A, B and E)
This may include land use classes: B2, B8, C1, E(a-b), E(c)(i-iii), E(d-f), E(g)(i-iii), F1(a), F2(a-c) and Sui Generis Uses (in accordance with the Uses Schedule)

Maximum Quantum of Development
Employment Uses: Up to 600,000 sqm (Incl. B2, B8 and E(g)(i-iii))
Other Uses: Up to 5,000 sqm. (Incl. C1, E(a-b), E(c)(i-iii), E(d-f), F1(a), E(g)(i), F2(a-c) and Sui Generis Uses)

Developable Areas
(Incl. earthworks, access, cycleways and footpath links, and other mitigation and associated works)
Peripheral Landscape Buffer
Temporary Peripheral Landscape Buffer
Landscape Mitigation Area
Building Proximity Offset

Non-Developable Areas
Wetland Habitat Corridor (Bridge crossings only)
Build Over Easements (Access only)

Other
Existing Building (To be demolished)
Location of Primary Access

CLIENT
Northern Gateway Development Vehicle

PROJECT
Northern Gateway

DRAWING
Proposed Scheme - Parameter Plan 1: Uses

PROJECT NUMBER
NORM3018

DRAWING NUMBER
Fig. 5.1

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DATE
January 2025

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TJ & NW

STATUS
Final

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Appendix 3: Breeding Bird Data and Survey Area Plan

Legislation and Conservation status

See the main body of this report for the legislation surrounding European-designated sites.

South Pennine Moors SPA is situated 17 km east of the Project for Assessment and is designated for internationally significant populations of breeding birds.

The habitats within the Project for Assessment were considered unsuitable for merlin and golden plover due to their topography and habitat (expanses of heavily managed modified grassland) however, given the scale of the proposals and their relative proximity to the SPA, breeding bird surveys were undertaken. For ease of reference, the bird species which are designated features of the South Pennine Moors SPA are listed below:

Annex 1 Breeding birds

Merlin and Golden Plover.

Summer Assemblage of breeding birds

Merlin, Golden Plover, Lapwing, Dunlin, Snipe, Curlew, Redshank, Common sandpiper, Short-eared owl, Whinchat, Wheatear, Ring ouzel and Twite.

Survey Methodology

The aim of the surveys was to assess the presence and status of the qualifying bird species associated with the South Pennine Moors SPA within the Survey Area.

A total of eight surveys were completed between 2022 and 2024. Surveys largely took place at first light, with two of the eight surveys undertaken at dusk, to understand if the Survey Area is being used by the qualifying species for breeding. Table **A3.1** below outlines the survey dates and weather conditions/surveyors for each survey.

Table A3.1: Survey date, time and weather conditions

Survey	Date	Time	Weather Conditions	Surveyors
V1	20 th April 2021	06:30 – 09:00	Temperature: 8°C, Cloud Cover: 6, Wind: 1-2, Precipitation: 0.	Nick Bell, Joseph Dance, Jeff Clarke, Laura Dennis, Amy Sherwin, Hayley Care
V2	5 th May 2021	06:12-09:10	Temperature: 2-10°C, Cloud Cover: 6/8, Wind: 1-2, Precipitation: 0.	Nick Bell, Joseph Dance, Jeff Clarke, Laura Dennis, Amy Sherwin, Hayley Care
V3	16 th June 2021	19:00-22:30	Temperature: 19-16°C, Cloud Cover: 7/8, Wind: 1, Precipitation: 0.	Nick Bell, Joseph Dance, Jeff Clarke, Laura Dennis, Amy



				Sherwin, Hayley Care
V4	29 th June 2021	05:30-08:30	Temperature: 15-17°C, Cloud Cover: 8/8, Wind: 1, Precipitation: 0.	Nick Bell, Joseph Dance, Jeff Clarke, Laura Dennis, Amy Sherwin, Hayley Care
V5	10/04/2024	06:30 – 09:00	Temperature: 4-6°C, Cloud Cover: 2-7, Wind: 1-2, Precipitation: 0.	Nick Bell Laura Dennis Jeff Clarke Damian Young Joshua Broster Emily Peacock Zoe Barrett
V6	07/05/2024	05:50 – 09:00	Temperature: 13°C, Cloud Cover: 7-5, Wind: 2-3, Precipitation: 0.	Damian Young Laura Dennis Jeff Clarke
	08/05/2024	06:10 – 09:00	Temperature: 11-13°C, Cloud Cover: 8-1, Wind: 1, Precipitation: 0.	Laura Jones Amy Haddock- Sherwin
	09/07/2024	06:10 – 09:00	Temperature: 10-13°C, Cloud Cover: 5-4, Wind: 1, Precipitation: 0.	Zoe Barret Nick Bell
V7	21/05/2024	05:35 – 08:15	Temperature: 11-13°C, Cloud Cover: 6, Wind: 2-1, Precipitation: 0.	Nick Bell Laura Jones Laura Dennis Jeff Clarke
	06/06/2024	06:00 – 08:30	Temperature: 10°C, Cloud Cover: 7-6, Wind: 2-1, Precipitation: 0.	Zoe Barret Joshua Broster Damian Young
V8	01/07/2024	20:15 – 22:15	Temperature: 14-12°C, Cloud Cover: 7-8, Wind: 3, Precipitation: 0.	Damian Young Laura Dennis
	02/07/2024	20:00 – 22:35	Temperature: 14-12°C, Cloud Cover: 6-8, Wind: 3-2, Precipitation: 0.	Jeff Clarke Laura Jones
	03/07/2024	20:00 – 22:35	Temperature: 15-13°C, Cloud Cover: 3-6, Wind: 2-3, Precipitation: 0.	Zoe Barrett Mari Roberts

Surveys were undertaken by experienced ecologists and comprised six transects in 2021 and seven transects in 2024 across the Survey Area. All birds seen or heard within the study area were recorded on a map.

Survey Limitations

The weather conditions during V5 were sub-optimal, due to fog but visibility was enough that the Survey Area and surrounding fields could be surveyed with a high level of confidence on the results, particularly considering the recording of bird song and call plays a substantial role in breeding bird surveys.

Survey Results

Full and detailed breeding bird survey results can be found within the Ecology ES chapter of the EIA. For ease of reference, **Table A3.2** below describes the SPA designated species only, which were recorded either within the Survey Area or adjacent to it.



Table A3.2: SPA species recorded during each survey visit

Survey	Species	Observations
1	Lapwing	6 individuals recorded in wider Project for Assessment area, adjacent to M62
2	Lapwing	2 individuals recorded to the far north of the application boundary (north of Birch Business Park). 1 individual recorded displaying in the field north of Butterfield farm.
3	Lapwing	1 individual recorded moving from the Survey Area, over M62 and offsite.
4	Lapwing	1 individual recorded displaying in the field north of Butterfield farm.
	Wheatear <i>Oenanthe oenanthe</i>	2 individuals observed in southern fields.
5	Lapwing	3 in F10, 1 individual in F8, 2 in the eastern field adjacent to F7, 1 individual in F7. 4 in the field northeast of F30, 4 in F27, 2 in F25. (display and breeding behaviour observed) 2 in F58, 2 in the eastern field adjacent to F7, 2 in F4, 12 in F27. (no breeding behaviour observed)
6	Lapwing	2 in F58, 1 individual to the east of F7, 2 in field northeast of F30. (display and breeding behaviour observed) 2 in F58, 2 adjacent to F27, 1 individual in F7. 3 in F25, 14 in F27. (no breeding behaviour observed)
7	Lapwing	1 individual in F7, 4 individuals in F27, 1 individual flying over and landing in the field south of F54. (display and breeding behaviour observed) 2 individuals in F58, 1 individual flying over F4, 1 individual flying over F10, 1 individual flying over F25, 1 individual flying over the field northeast of F30. 1 individual flying over F37 to the southwestern fields. (no breeding behaviour observed)
8	Lapwing	3 flying over F8, 125 on F18 birds split into 2 groups flying northeast and southwest, 86 flying northeast over F15. (no breeding behaviour observed)



	Snipe	1 individual on F45 (no breeding behaviour observed)
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Appendix 4: Cumulative Projects

Application Reference	Address	Distance from the Project for Assessment
16/01399/HYBR (RBC)	South Heywood Land Bound By Manchester Road, Hareshill Road And Pilsworth Road West Of Junction 19 Of The M62 Rochdale	Adjacent, to the north-east
68530 (BC)	Land at the junction of Hollins Brook Way and Pilsworth Road, Bury, BL9 8RR	300m west
68368 (BC)	Land at York Street/Bury Road, Radcliffe, Manchester, M26 2GL	2.1km west
22/00588/FUL (RBC)	Crimble Mill Crimble Lane Heywood OL10 4DJ	2.2km north
23/00431/HYBR (RBC) (Part of the RCHD766 Allocation)	Castleton Sidings Heywood Road Rochdale	1.5km north-east
22/01190/FUL (RBC)	Land South Of Cowm Top Lane Castleton Rochdale	2.6km north-east
62969 (BC)	East Lancs Paper Mill, Church Street East, Radcliffe, Manchester, M26 9PG	2.4km west
21/00744/FUL (RBC)	Land Off Don Street, Middleton	4.1km south-east
OUT/345898/20 (OC)	Shaw Distribution Centre Linney Lane Shaw Oldham OL2 8HF	3.3km north-east
23/00650/HYBR (RBC)	Land At Stakehill, Off Rochdale Road, Middleton	2km east
23/01294/FUL (RBC)	Land At Waterfold Business Park Bury BL9 7BJ	800m north
70697 (BC)	Pilsworth Lake/Fisheries, Moss Hall Road, Bury, OL10 2RF	Adjacent, to the north



Proposed PFE site allocation (JPA 1.2) (BC)	Simister and Bowlee (Northern Gateway)	600m south
24/00805/OUT (RBC)	Plot H4 Heywood Distribution Park Pilsworth Rd Heywood	165m north
24/01007/FUL (RBC)	Trub Farm Manchester Road Rochdale OL11 2XG	1.9km east
M60/M62/M66 Simister Island	NSIP: M60 Junction 18, three miles south of Bury	Adjacent to the Assessment Boundary



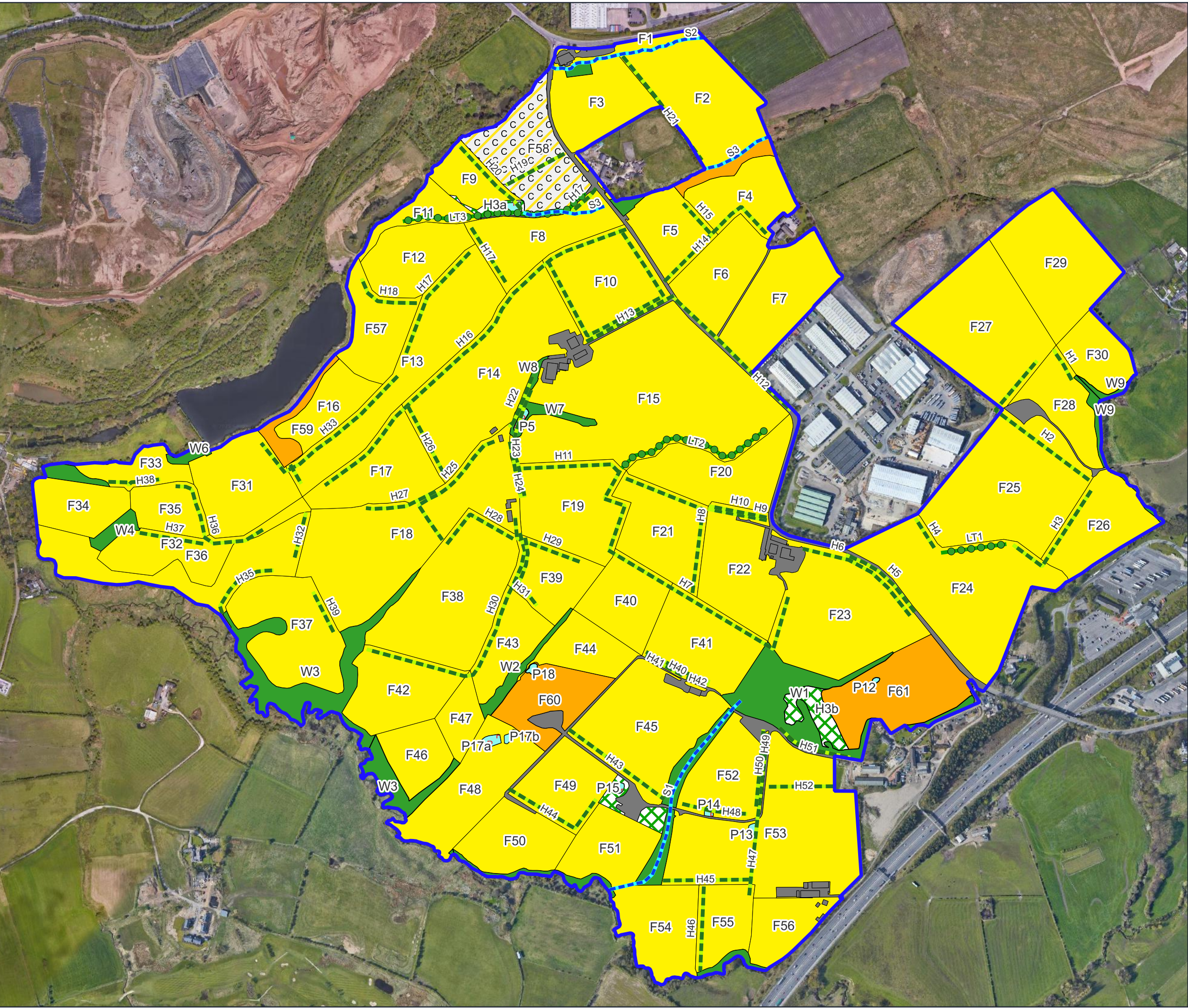
Plans:

16551 P08 Application Site Habitat Features Plan

16551 P09: Assessment Site Habitat Features Plan

16551 P11: Ecological Survey Area Plan





Legend

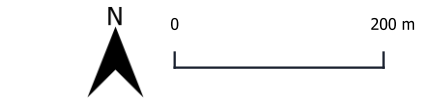
Application Site Boundary

Application Site Habitat Areas

- Cropland - Cereal crops
- Grassland - Other neutral grassland
- Grassland - Modified grassland
- Woodland and forest - Other woodland; broadleaved
- Heathland and shrub - Mixed scrub
- Lakes - Ponds (priority habitat)
- Urban - Developed land; sealed surface

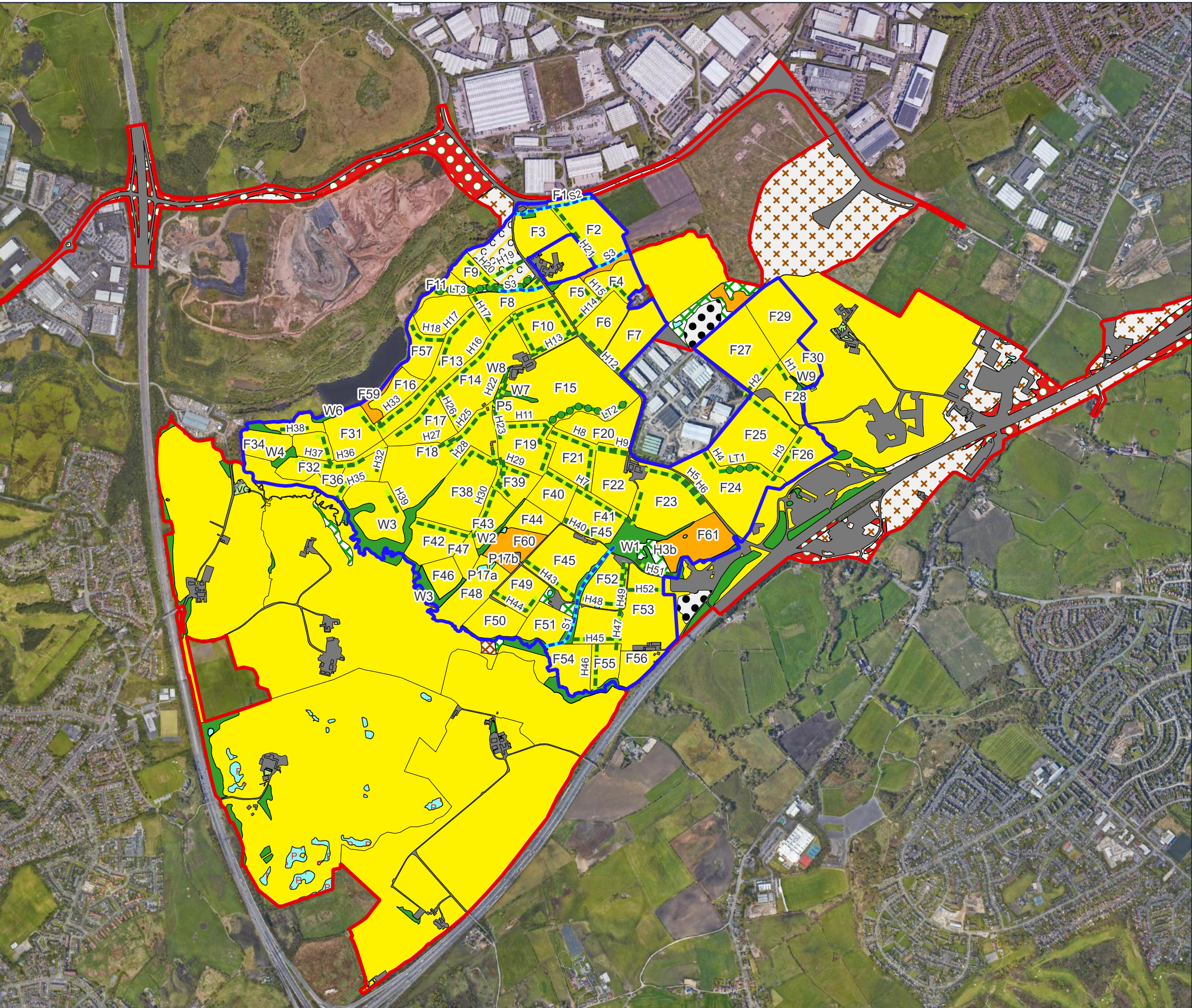
Linear Habitat Features

- Line of trees
- Native hedgerow
- Native hedgerow with trees
- Other rivers and streams



Project	Northern Gateway
Drawing Title	Habitat Features Plan
Scale	Scale: 1:7,235
Drawing No.	16551 P08
Date	February 2025
Checked	ECG/NB





- Legend
- Application Site Boundary
 - Assessment Site boundary
 - Application Site Habitat Areas
 - Cropland - Cereal crops
 - Grassland - Other neutral grassland
 - Grassland - Modified grassland
 - Woodland and forest - Other woodland; broadleaved
 - Heathland and shrub - Mixed scrub
 - Lakes - Ponds (priority habitat)
 - Urban - Developed land; sealed surface
 - Assessment Site Habitat Area
 - Grassland - Bracken
 - Grassland - Other neutral grassland
 - Grassland - Modified grassland
 - Woodland and forest - Other woodland; broadleaved
 - Woodland and forest - Felled
 - Heathland and shrub - Mixed scrub
 - Lakes - Ponds (priority habitat)
 - Sparsely vegetated land - Ruderal/Ephemeral
 - Urban - Developed land; sealed surface
 - Urban - Bare ground
 - Urban - Vegetated garden
 - Watercourse footprint - Watercourse footprint
 - Linear Habitat Features
 - Line of trees
 - Native hedgerow
 - Native hedgerow with trees
 - Other rivers and streams

N

0

350 m

Project

Northern Gateway

Drawing Title

Habitat Features Plan

Scale

Scale: 1:13,781

Drawing No.

16551 P09

Date

February 2025

Checked

ECG/NB





Legend

Project for Assessment Boundary

Proposed Scheme Boundary

Ecological Survey Area

Areas of No Access (within Proposed Scheme)



Project	Northern Gateway
Drawing Title	Ecological Survey Area
Scale	Scale: 1:15,880
Drawing No.	16551 P11
Date	January 2025
Checked	ECG/NB

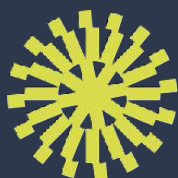


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