
EXTENDED PHASE 1 HABITAT SURVEY

FORMER OAKENROD SCHOOL SITE,
BURY ROAD, ROCHDALE

REV. B

DECEMBER 2022



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Executive Summary

Rachel Hacking Ecology Ltd undertook an Extended Phase 1 Habitat Survey of land at the former Oakenrod School on Bury Road, Rochdale.

An outline planning application is being prepared for a residential development.

Habitats on site comprise bare ground, tall ruderal, ephemeral short perennial, standing water, scattered trees, scrub and broadleaved woodland. The River Roch runs adjacent to the south of the site.

No impacts to statutory or non-statutory designated sites are anticipated.

Ponds on site offer potential to support Great Crested Newt and further survey is required. Alternatively, the use of District Level Licensing could be pursued.

Mature trees along the northern boundary offer potential to support roosting bats and further survey is required.

Mitigation measures to avoid the risk of pollution or damage to retained habitats, the risk of spreading invasive species, and the risk of impacts to nesting birds should be included within a Construction Environment Management Plan (CEMP).

The proposed development offers opportunities to provide enhancements for wildlife, in accordance with NPPF (2021). These should be included within a Landscape and Ecology Management Plan (LEMP).



1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Hallmark Limited to carry out an Extended Phase 1 Habitat Survey at the former Oakenrod School on Bury Road, in Rochdale. The site is situated to the south of Bury Road and to the north of the river Roch (O.S. grid reference: SD 88740 13113 – see Figure 1). The proposed development site currently comprises a brownfield site, with areas of hardstanding, large piles of spoil being succeeded by tall ruderal herb and succession scrub. The site is bordered by a broad-leaved woodland to the west, private dwellings to the west and north, the River Roch and associated weir to the south and businesses to the east. In the wider context the site is situated near the city centre of Rochdale.

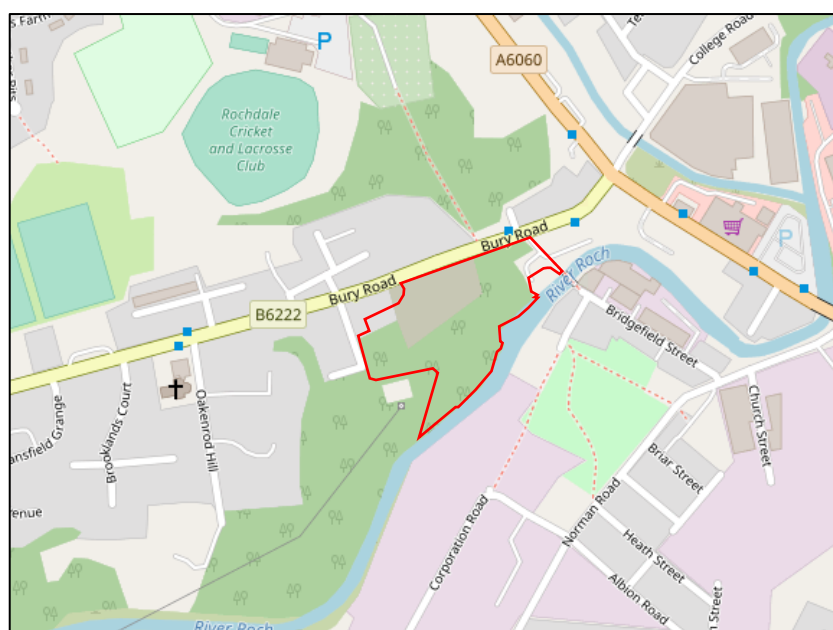


Figure 1 showing the location of the site (@ OpenStreetMap contributors)

Description of Development

- 1.2 The site will be the subject of an outline planning application for the construction of a residential development including 26 private dwellings, landscaping, parking, and amenity grassland.

Biodiversity in Planning

- 1.3 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.



2.0 METHODOLOGY

Extended Phase 1 Habitat Survey

- 2.1 A Phase 1 Habitat survey was undertaken to JNCC standards (JNCC, 2010). The site was walked, and each habitat was assigned a Phase 1 habitat category. Species lists were taken at locations of botanical interest. All botanical nomenclature follows Stace, 2019. A Phase 1 map was produced showing habitat boundaries.
- 2.2 During the Extended Phase 1 survey, the habitats were assessed for their potential to support protected species. This included, for example, looking for signs of Badger activity (e.g. setts, paths, latrines and hairs on fences), assessing any waterbodies on site or near the site for their potential to support Great Crested Newt, assessing any mature trees for their suitability to support bats and assessing habitats for reptiles.
- 2.3 The site was also surveyed for invasive, non-native plant species such as Japanese Knotweed and Giant Hogweed.

Great Crested Newt

- 2.4 A Habitat Suitability Index (HSI) survey was also undertaken on any ponds located within 250 metres of the site boundary. The waterbodies were visited and scored, using the HSI criteria. As part of this, a desk-based assessment was undertaken to calculate a final score for the water bodies, based on the likelihood of Great Crested Newt being present.
- 2.5 In accordance with Natural England guidelines, each suitable pond was visited and assessed using the Habitat Suitability Index (HSI), an appropriate means of assessing GCN habitat suitability.
- 2.6 For the HSI assessment, each pond was assessed under 10 indices, each index was given a score following the survey and following desk-top research (i.e. pond count). These scores were then the subject of an equation (see references). Ponds with high HSI scores are more likely to support GCN than ponds with low HSI scores. The final scores are categorised as follows:

HSI Score	Pond Suitability
< 0.5	Poor
0.5-0.59	Below Average
0.6-0.69	Average
0.7-0.79	Good
>0.8	Excellent

Personnel and Timing

- 2.7 Joe Cooper (Senior Ecologist) carried out the Phase 1 Habitat Survey on the 17th May 2022.
- 2.8 The redline boundary was extended to include land to the south and east previously not included and a second site visit was commissioned to update the Extended Phase



1 Habitat survey and also carry out a Modular River Survey of the River Roch, which flows adjacent to the site (the details of which are held with the Biodiversity Impact Assessment report for the site – Rachel Hacking Ecology). The second site visit was carried out by Joe Cooper and Kate Reed (Senior Ecologists) on the 30th November 2022.

- 2.9 All the surveyors are experienced ecologists and are fully trained in botanical surveys and protected species assessments. November is a sub-optimal month for botanical work but given the previous survey and types of habitats present, a robust assessment could be carried out. The weather at the time of both surveys was mild.

Survey Constraints

- 2.10 The site was fully accessible. There were no constraints to the survey.



3.0 RESULTS

HABITATS

- 3.1 The Phase 1 Habitat Map can be found at the back of the report. The habitats on the proposed development site are described below.

Bare Ground/Ephemeral Short Perennial Mosaic

- 3.2 Bare ground is present to the southeast the site and encompasses the access road onto the site, footpath and layby (see Photograph 1). Species of ephemeral short perennial are scattered along the pathway and spread into an area in the approximate centre of the site. Species include Common Chickweed *Stellaria media*, White Clover *Trifolium repens*, Bird's-foot Trefoil *Lotus corniculatus*, Ribbed Melilot *Melilotus officinalis*, Bramble *Rubus fruticosus* agg. Black Medick *Medicago lupulina*, Pineappleweed *Matricaria discoidea*, Scarlet Pimpernel *Lysimachia tenella*, Sticky Mouse-ear *Cerastium glomeratum* and Thyme-leaved Speedwell *Veronica serpyllifolia*.



Photograph 1 showing the bare ground

Continuous and Scattered Scrub

- 3.3 Continuous and scattered scrub is present across the site with a focus on the piles of spoil and on the peripheries and understory of the scattered trees and broadleaved woodland (see Photograph 2 and 3). Species assemblage includes Bramble *Rubus ruticosus* agg., Cherry Laurel *Prunus laurocerasus*, Willow sp. *Salix sp.*, Alder *Alnus glutinosa*, Butterfly Bush *Buddleja davidii*, Bearberry *Cotoneaster dammeri*, Dandelion *Taraxacum officinale* agg., Cleavers *Galium aparine* and Common Nettle *Urtica dioica*. Japanese Knotweed *Reynoutria japonica* and Himalayan Balsam *Impatiens glandulifera* is also present in a small scatterings and dense patches.





Photograph 2 showing continuous scrub on site



Photograph 3 showing scattered scrub on site

Tall, Ruderal Herb

- 3.4 Tall, ruderal vegetation covers much of the site (see Photograph 4). Species assemblage includes Ribwort Plantain *Plantago lanceolata*, Mare's-tail *Hippuris vulgaris*, Bramble *Rubus fruticosus* agg. Common Vetch *Vicia sativa*, Red Clover *Trifolium pratense*, Spear Thistle *Cirsium vulgare*, Creeping Thistle *Cirsium arvense*, Butterfly Bush *Buddleja davidii*, Common Nettle *Urtica dioica*, Rosebay willowherb *Chamaenerion angustifolium*, Broad-leaved Dock *Rumex obtusifolius*, Dandelion *Taraxacum officinale* agg, Cleavers *Galium aparine*, Groundsel *Senecio vulgaris*, Herb-Robert *Geranium robertianum*, Colt's-foot *Tussilago farfara*, Bracken *Pteridium aquilinum*, Garlic mustard *Alliaria petiolate*, Colt's-foot *Tussilago farfara*, Ground-elder *Aegopodium*



podagraria and White Dead-nettle *Lamium album*, Poppy *Papaver sp.*, Foxglove *Digitalis purpurea*, Creeping Buttercup *Ranunculus repens*, Field Forget-me-not *Myosotis arvensis*, Cleavers *Galium aparine*, Wild strawberry *Fragaria vesca*, Bluebell *Hyacinthoides non-scripta*, Field Bindweed *Convolvulus arvensis*, Common Knapweed *Centaurea nigra*, Spurge *Euphorbia sp.*, Yellow Iris *Iris pseudacorus*, Cuckooflower *Cardamine pratensis* and Oxeye Daisy *Leucanthemum vulgare*. Grasses and rushes are also present within the tall ruderal herb vegetation and include Perennial Rye-grass *Lolium perenne*, Bread Wheat *Triticum aestivum*, Common Bent *Agrostis capillaris*, Soft-rush *Juncus effusus* and Yorkshire Fog *Holcus lanatus*. Shoots of Japanese Knotweed *Reynoutria japonica* and Himalayan Balsam *Impatiens glandulifera* are also present in this habitat.



Photograph 4 showing the tall, ruderal herb

Mixed Broadleaved Woodland

- 3.5 A section of mixed broadleaved woodland is present to the west and south of the site (see Photograph 5 and 6). Dominant species here include Grey Willow *Salix cinerea* and Goat willow *Salix caprea* with other species including Alder *Alnus glutinosa*, Silver Birch *Betula pendula*, Ash *Fraxinus excelsior*, Sycamore *Acer pseudoplatanus*, Elder *Sambucus nigra*, Rowan *Sorbus aucuparia*, Crack Willow *Salix euxina*, Copper Beech *Fagus sylvatica f. purpurea* and Lime *Tilia x europaea*.



Photograph 5 showing the mixed broadleaved woodland



Photograph 6 showing the immature sections of the woodland near the river

Scattered Trees

- 3.6 Scattered trees are located throughout the site (see Photograph 7). A combination of young and mature trees are present scattered throughout the site, with a focus towards the middle and the north of the site. Species include Cherry plum *Prunus cerasifera*., Willow *Salix* sp., Sycamore *Acer pseudoplatanus*, Silver Birch *Betula pendula*, Crack Willow *Salix euxina* and Copper Beech *Fagus sylvatica* f. *purpurea*.





Photograph 7 showing some of the scattered trees

Standing Water

- 3.7 Three waterbodies exist within the site boundary. Pond 1 is largely shaded, as it is situated within the foundations of a former mill (see Photograph 8). Pond 2 lies adjacent to the site along the southern boundary and is dominated by Bulrush *Typha latifolia* (see Photograph 9). Pond 3 is located towards the south of the site, adjacent to a historic public right of way (see Photograph 10).



Photograph 8 showing Pond 1



Photograph 9 showing Pond 2



Photograph 10 showing Pond 3

Running Water

- 3.8 The River Roch flows adjacent to the southern boundary. The river here is heavily modified with reinforced banks and a weir (see Photograph 11). Further details are included within the Biodiversity Impact Assessment report (RHE 2022).



Photograph 11 showing the River Roch

Spoil

- 3.9 Piles of spoil are spread across the site but focussed around historical demolition sites (see Photographs 12 and 13). These are a combination of rubble and earth that are being encroached upon by vegetation.



Photograph 12 showing the smaller spoil piles





Photograph 13 showing the larger spoil piles

PROTECTED SPECIES

Great Crested Newt

- 3.10 Three water bodies exist on the site (see Figure 2). Each pond was assessed for its suitability to support GCN using a Habitat Suitability Index (HSI) assessment. The HSI assessment scores ponds for their likelihood to support GCN, based on features such as aquatic vegetation, percentage of shading, water quality and surrounding terrestrial habitat suitability.

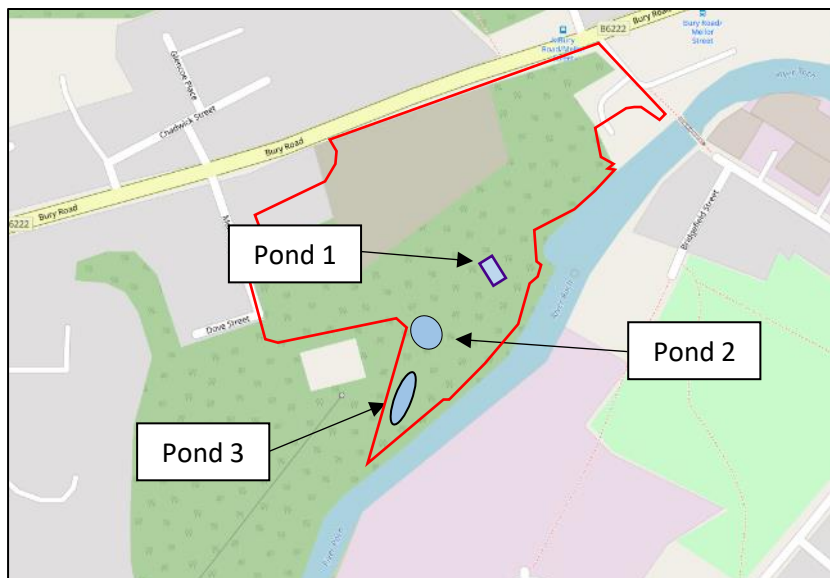


Figure 2 showing the ponds on site (© OpenStreetMap contributors)

- 3.11 Pond 2 is the smaller of the ponds and lies within the site boundary (see Photograph 14). This pond is approximately 130 square metres in size. The water was turbid, but

submerged and emergent vegetation is present. A HSI was carried out on Pond 1 which resulted in a score of 0.72 which is classed as “Good” suitability.



Photograph 14 showing Pond 1

- 3.12 Pond 2 is the larger pond situated on the edge of the broadleaved woodland (see Photograph 15). This pond is approximately 430 square metres in size. The pond is densely vegetated with Bulrush. A HSI was carried out on Pond 2 which resulted in a score of 0.75 which is classed as “Good” suitability.



Photograph 15 showing Pond 2

- 3.13 Pond 3 is a similar size to Pond 1 and is situated to the south of the site (see Photograph 16). The pond is adjacent to an old walkway and is set into the embankment of the

River Roch. It is heavily vegetated with Bulrush *Typha latifolia* which has covered the majority of the pond area. A small ditch connects Pond 1 and Pond 3 during periods of high rainfall. A HSI was carried out on Pond 3 which resulted in a score of 0.49 which is classed as “Poor” suitability.



Photograph 16 showing Pond 3

Bats

- 3.14 No buildings are present on site. There are a number of mature scattered trees along the northern boundary on site; some of these have features that offer potential to support roosting bats (knot holes, lifted bark etc.). The site offers suitable bat foraging and commuting habitat, particularly the woodland edge and adjacent River Roch.

Badger

- 3.15 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity such as latrines or snuffle holes was located on site.
- 3.16 Several small mammal holes are present on the site. These were concluded to be made by Rabbit *Oryctolagus cuniculus* due to their size and the presence of rabbit droppings. Muntjac *Muntiacus reevesi* tracks are also present on site leading from the woodland to the west of the site (see Photograph 17).

Otter and Water Vole

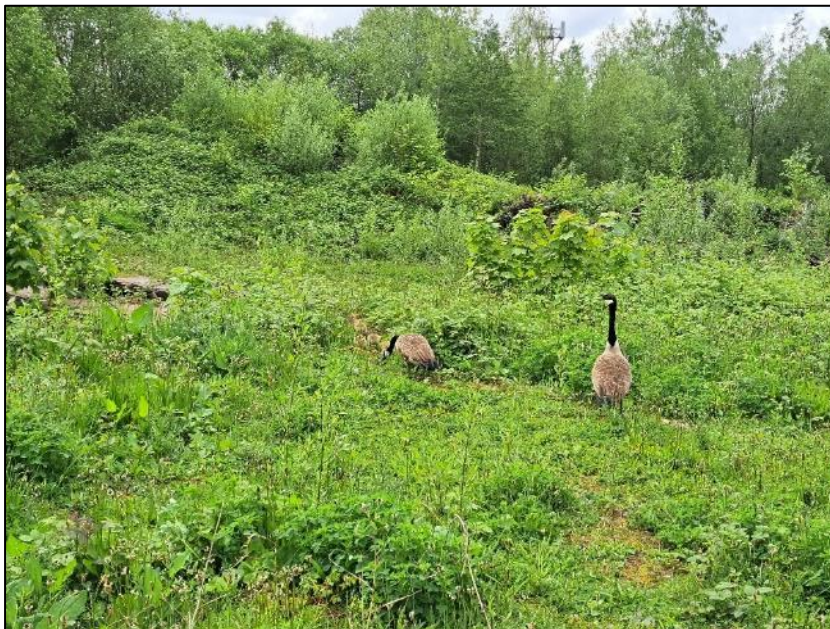
- 3.17 No evidence of Otter *Lutra lutra* or Water Vole *Arvicola amphibius* was recorded during the survey. The banks of the River Roch adjacent to the site are unsuitable for Water Vole as they are heavily reinforced and offer negligible opportunities for burrowing. Otters may commute and forage within the river but no suitable lying-up habitats were identified.
- 3.18 The proposed development is unlikely to result in any impacts to Otters or



Photograph 17 showing the Muntjac deer tracks

Nesting Birds

- 3.19 The scrub, woodland and scattered trees on site provide suitable nesting habitat for birds. Canada Geese *Branta canadensis* were using the areas of ephemeral vegetation to graze and raise goslings (see Photograph 18). Tawny Owls *Strix Aluco* could be heard with young in the trees to the rear of Pond 2.



Photograph 18 showing the Canada Geese with young

INVASIVE SPECIES

- 3.20 Japanese Knotweed *Reynoutria japonica*, Himalayan Balsam both invasive and Variegated Yellow Archangel *Lamiastrum galeobdolon subsp. argentatum*, non-native invasive species, as listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended). These are present throughout the site and in very large quantities (see Photographs 19 and 20).



Photograph 19 showing the Japanese Knotweed



Photograph 20 showing Himalayan balsam

PROTECTED SITES

- 3.21 Two statutory protected sites are located within 2km of the site boundary:

- Rochdale Canal Special Area of Conservation (SAC) is located 1.6km south of the site.
 - Healey Dell Local Nature Reserve (LNR) is located 1.8m north of the site.
- 3.22 The closest non-statutory site is Meadowcroft's Wood Site of Biological Importance (SBI) which lies 980m to the west of the site.
- 3.23 The site lies within a SSSI Impact Risk Zone, which lists certain types of development that may have a deleterious impact on protected sites nearby. The development type 'Residential' is not listed as likely impacts. The LPA may consult Natural England for advice on any potential impacts the proposed development may have on the nearby protected sites.

4.0 ASSESSMENT

Development Context

- 4.1 The proposed development comprises the construction of a new residential development including 26 private dwellings, landscaping, greenspace, access, car parking and an Archimedes screw (see Site Layout Plan at Appendix B).

HABITATS

- 4.2 The Phase 1 Habitats present on the site are common throughout the UK. No nationally rare or locally rare plant species were located during the Extended Phase 1 Habitat Survey.
- 4.3 Habitats on site are generally of low distinctiveness, having developed since the former school was demolished. The woodland and standing water habitats are the most ecologically valuable habitats on site. Habitats on site are generally of low to moderate condition due to low species diversity, relatively young age and the presence of invasive non-native species. Despite this, the habitats on site offer resources such as cover from predation, foraging and nesting habitat a range of wildlife.
- 4.4 Construction will result in the loss of habitats. There is potential for retained habitats to be damaged through soil compaction or mechanical damage from machinery. There is a risk of pollution affecting the River Roch, from concrete, silt or other contaminants.

PROTECTED SPECIES

Great Crested Newt

- 4.5 Great Crested Newt *Triturus cristatus* is a European Protected Species under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit) and the species is fully protected under the Wildlife and Countryside Act 1981 (as amended).
- 4.6 Three ponds exist on the site. The site supports suitable terrestrial habitat within the tall ruderal herb and continuous scrub. Two ponds scored 'Good' and one scored 'Poor' under the HSI criteria. The proposed development has the potential to impact on Great Crested Newt, should this species be present, and further survey or mitigation will be required.

Bats

- 4.7 All bat species are European Protected Species. This is implemented in the UK through the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit). Bats are also protected under The Wildlife and Countryside Act 1981 (as amended).
- 4.8 No buildings are present on site. Removal of trees has the potential to impact on bats and their roosts, should these be present. Increased lighting to areas of retained woodland and the river corridor could potentially reduce the suitability of bat foraging and commuting habitat.

Badger

- 4.9 Badgers *Meles meles* are protected under the Protection of Badgers Act 1992 and The Wildlife and Countryside Act 1981 (as amended). These Acts, for example, make it illegal to disturb a Badger whilst it is in a sett, to kill, injure or take a Badger and to obstruct the entrance to a Badger sett.
- 4.10 No evidence of Badger activity was recorded. Badgers are not likely to be affected by the proposed development and are not considered further in this report.

Nesting Birds

- 4.11 All bird species are protected at their nest under the Wildlife and Countryside Act 1981 (as amended). Vegetation removal has the potential to impact on nesting birds, should they be present.

INVASIVE SPECIES

- 4.12 Japanese Knotweed, Himalayan Balsam and Variegated Yellow Archangel are invasive, non-native species and are listed on Schedule 9 Part II (plants) of the Wildlife and Countryside Act 1981 (as amended). The act makes it an offence to allow these species to spread into the wild.
- 4.13 The proposed development has the potential to result in the spread of these species through the movement of spoil and the tracking of machinery.

PROTECTED SITES

- 4.14 No impacts to any statutory or non-statutory designated sites are likely to result from the proposed development due to the distance between the site and any protected sites.

5.0 RECOMMENDATIONS

HABITATS

- 5.1 Retained trees and woodland should be protected during construction by fencing, as detailed in the Arboricultural Impact Assessment (Tree Solutions 2022).
- 5.2 Pollution prevention measures should be implemented during construction to prevent pollution of the adjacent River Roch.
- 5.3 These measures should be detailed within a Construction Environmental Management Plan (CEMP).
- 5.4 Detailed landscape design should incorporate wildlife-friendly species of plants to provide a source of nectar and pollen to invertebrates/

PROTECTED SPECIES

Great Crested Newt

- 5.5 Further survey is required to determine the status of Great Crested Newt at the Site and inform mitigation requirements. This should comprise eDNA surveys of the ponds on site. These can be undertaken between April and June.
- 5.6 Alternatively, the use of District Level Licensing (DLL) could be pursued. Under this system no surveys are required. An initial enquiry is made to Natural England (NE), who respond with an impact assessment and the cost of a conservation payment. Once this is agreed, NE issue a certificate that demonstrates to the LPA that mitigation will be delivered. Once planning consent is gained, the conservation payment is made and a licence is issued. This system avoids delays but may result in costs that could potentially be avoided if surveys were undertaken and they showed that newts were absent.

Bats

- 5.7 Trees to be removed along the northern boundary require further assessment to determine the status of roosting bats. It is recommended that these trees are subject to an aerial inspection by a suitably qualified ecologist, using an endoscope and rope-and-harness methods. This can be undertaken at any time of year.
- 5.8 Lighting should avoid illuminating the areas of retained woodland and the river corridor.
- 5.9 New houses should include integral bat boxes to enhance roosting opportunities on the site. Bat boxes should also be included on suitable retained trees.

Nesting Birds

- 5.10 Any removal of woody vegetation (trees and scrub) should be undertaken outside of the nesting season (March to August) to avoid the risk of impacts to nesting birds.
- 5.11 If this is not possible, then a survey for nesting birds should be undertaken by a suitably qualified ecologist, no more than 48 hours before works. Any active nests would need to be protected by a suitable buffer until nesting is complete.
- 5.12 New houses should include integral nesting features to benefit species of conservation concern such as Swift *Apus apus*, House Sparrow *Passer domesticus* and Starling *Sturnus vulgaris*. Bird boxes could also be installed on suitable retained trees.

INVASIVE SPECIES

- 5.13 The Japanese Knotweed, Himalayan Balsam and Variegated Yellow archangel should be removed from site using a recognised methodology. This could include long-term herbicide application, short-term digging out and removal off-site to a licensed landfill or digging out and deep burial with a suitable barrier membrane on-site.
- 5.14 It is recommended that a specialist contractor is commissioned to undertake this work. Details of appropriate measures should be included within a CEMP.

General Enhancements

- 5.15 Any fencing within the proposed development should include 'Hedgehog holes' (13cm x 13cm gaps at the bases) to ensure that Hedgehogs can access gardens and move through the site.
- 5.16 The enhancement measures should be included within a Landscape and ecology Management Plan (LEMP).

6.0 REFERENCES

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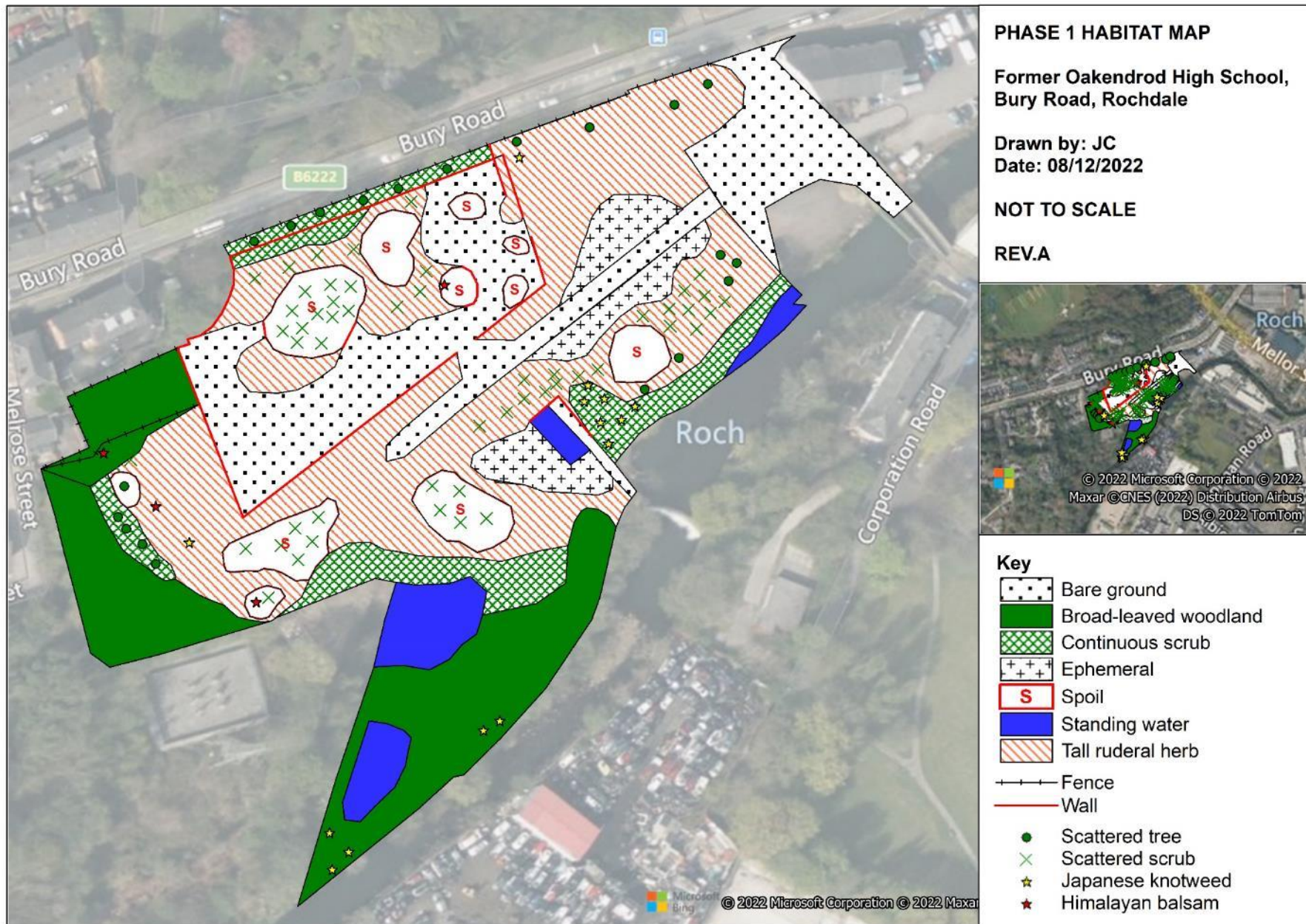
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APPENDIX A PHASE 1 HABITAT MAP



APPENDIX B SITE LAYOUT PLAN



Schedule of Accommodation

Type	No	ft
Type A 1 Bed 2 Person Units	04	515/550
Type B 2 Bed 4 Person House	12	800
Type C 3 Bed 5 Person House	14	950
Type D 4 Bed 6 Person House	08	1200
Type E 3 Bed Split Level House	06	1189
Type F 3 Bed Split Level House	08	1292
Total	52	Units

SITE PLAN

nicol thomas

Rev	Date	Description
A	22.04.22	Final Layout Revised
B	05.05.22	Plot Substitutions
C	01.07.22	Plot Schedule Updated
D	26.07.22	Had line boundary updated around car park

nicol thomas

architect project manager construction cost consultant CDM co-ordinator
Registered in England and Wales Reg No: 214340
Quality Assured to BS EN ISO 9001 with Certificate Number 031420
Planning: Rochdale Local Planning Officer: Rochdale Local Planning Officer
Planning: Rochdale Local Planning Officer: Rochdale Local Planning Officer

Also at: 100 High Street, Rochdale, Greater Manchester, M1 1JL

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Client	Hallmark Developments		
Job	Oakenrod, Rochdale		
Drawing title, Site Layout			
Project number	M4832	P(20)100	Rev D
Scale	As indicated	@ A1	
Date	11/10/21		
Drawn by	AS	Checked by	GRF