

Extended Phase One Habitat Survey (Preliminary Ecological Appraisal)

Version One. 20.09.2022
Prepared for: 1618 Architects
Norman Rd.

Prepared by Simon Brain. Chartered arboriculturist. PGCE (Bio. Rec.)

1.	Introduction	3
1.1	Background to the Project	3
1.2	Site Location and Context	3
1.3	Purpose of this Report	3
1.3.1	Surveyor Information	3
2.	Desk Study	4-5
2.1	Methodology	4
2.2	Designated sites, species and habitats - Results Overview	4-5
3.	Extended Phase 1 Habitat Survey	6-9
3.1	Methodology and Survey results	6
3.1.2	Vascular plants and Habitat	6
3.1.3	Protected and Notable Species Mammals	7-8
3.1.4	Protected and Notable Species Amphibians	8
3.1.5	Protected and Notable Species Avian	8
3.1.6	Protected and Notable Species Vascular Plants	8
3.1.7	Protected and Notable Species Reptiles	9
3.2.	Constraints to the Surveys	9
4.	Summary and Impact. Recommendations for Further Work	9-11
4.1.	Summary and Impact. Protected Sites, habitat and species	9-10
4.2.	Recommendations for protected species. Further work	10-11
5.	Recommednations, mitigation, enhancement measures	12
5.1	Recommednations, mitigation, enhancement measures	12

Appendix

- Appendix 1 Extended Phase 1 Habitat Survey Map
- Appendix 2 Site Vascular plant list

1. Introduction

1.1 Background to the project

The client is proposing the re development of the Norman Rd site in Rochdale as is shown in appendix 1 – proposed development comprising of a new commercial buildings.

1.2 Site location, context and main habitats

The site is located within Rochdale in a semi urban environment adjacent to Mandale Park and enclosed by existing commercial land uses. The habitat on site comprises of building and areas of hard standing.

1.3 Report purpose

To prepare a Preliminary Ecological Assessment or Extended Phase One Habitat Survey for the development site following CIEEM guidelines (*Guidelines for Preliminary Ecological Appraisal, April 2013*). The purpose of the report is to provide information relating to the location, extent and distribution and impact on the conservation of wild plants and animals and natural and semi natural habitats affected by development. This report sets out the methods, results and recommendations arising from the above work.

1.3.1 Surveyor information

Simon Brain has attained a Post Graduate Certificate in Biological Recording and has attended residential FSC Field Courses for Land mammal, Songbird Barn Owls (CIEEM) and Advanced Bird Survey Techniques. He holds a NE Class 2 bat license (17334-CLS). He has over ten years experience as a practice ecologist and 30 years experience as an arborist.

2. Desk Study

2.1 Methodology

The desk study collated information on designated statutory and non-statutory wildlife sites within 1km search radii around the proposed development site.

Information on statutory and non-statutory designated sites and legally protected/notable species records were obtained from <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx> and contained in section 2.2 below.

2.2 Designated sites, species and habitats - Results Overview

Multi-Agency Geographic Information for the Countryside (MAGIC) website (<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>) has confirmed no statutory designations apply to the site and the site boundaries.

The site is located within SSSI Impact Zone for Rochdale Canal SSSI which is located 1275m south of site. The development proposal does not appear to conform to those development types that require the LPA to consult Natural England on the likely risks.

The site itself is in the Community forest non statutory designation.

Multi-Agency Geographic Information for the Countryside website data has confirmed the following habitats and species apply to the site and its immediate locality:

- There are no section 41 habitats listed on the inventory on the site or adjacent to the site boundaries.
- There are numerous areas of listed woodland within the 1km
- The site is not within the National Habitat Network All Habitats Combined (England)
- The site area is covered by the countryside stewardship priority area for lapwing, curlew, snipe and redshank species and the area forms part of the Bird Conservation Targeting Project for arable and farmland assemblages of bird species.

- There are no important Bird Areas, Seabird considerations, or water and wetland considerations in respect of avian species.
- The closest granted European Protected Species (EPS) license application by Natural England was for bat species approximately 550m north of site. No EPS licenses are within 1km.

3. Extended Phase One Habitat Survey

3.1 Methodology and survey results

The site was visited on the 13th September 2022 and a survey of the site was conducted using the Joint Nature Conservation Committee (JNCC) Handbook for Phase 1 habitat survey 2010. Distinct habitats were identified and any features of nature conservation interest or habitat areas that were too small to map were subject to a more detailed description in a Target Note (T1 etc) and contained in Appendix 1 – Extended Phase 1 Habitat Survey Mapping and Appendix 2 – Vascular Plant Site List.

3.1.2. Vascular Plants and Habitat

Table 1: Site habitats. The site does not contain notable site habitats other than building.

Target Notes

None taken

3.1.3 Protected and Notable Species (Mammals)

Water Voles

The habitat on the site does not contain running water habitat suitable for the species. The site is 125m+ from the River Roch so no conservation benefit would accrue from a water vole survey.

Bat species

Bats are comprehensively protected under UK and European legislation. No detail is provided in the LRC data as to roost type or location ie tree or otherwise. Bats are largely ubiquitous there is green infrastructure linking the site to the wider landscape. The site contains sub optimal foraging. No trees need to be removed for development which could contain bat roosts. Buildings are present on site for roosting bats that do contain masonry elements.

Badgers and Hedgehog

Badgers are protected under Schedule 6 of the Wildlife and Countryside Act 1981, and under the Protection of Badgers Act 1992, which prohibits deliberate interference with the animal or its sett. Badger records are present in the LRC data. A standard badger survey was undertaken making checks on site and in the immediate site margins. For example, up to 20m+ from site was checked for signs for field signs of Badger (hair, tracks, prints, dropping or latrines) and no field signs of badger were found. Equally no field signs were found for hedgehog.

3.1.4 Amphibians

The desktop and field survey exercises indicate no field ponds are located within 500m of the site. There is no aquatic breeding habitat associated with the site itself and sub optimal foraging, dispersal or hibernating habitat for amphibians to be present. In addition, the site is landlocked.

3.1.5 Birds

All birds with only minor exceptions are protected under the Wildlife and Countryside Act (1981), as amended. It is also an offence to disturb birds whilst nesting or displaying breeding behaviour, during the breeding season.

The area forms part of the Bird Conservation Targeting Project for arable assemblages of bird species including lapwing. The habitats on site are suitable for the breeding bird species. Although no specific bird survey was undertaken the site is unlikely to support a significant amount of grassland and /or farmland birds. Urban birds are more likely to use the site such as house sparrow and starling which are birds of conservation concern.

3.1.6 Vascular Plants

The Wildlife and Countryside Act 1981 section 13 1(b) affords some wild flowers protection from uprooting. No other IUCN listed, BAP or other notable plants were identified.

3.1.7 Reptiles

All native reptile species in the UK are protected under law from killing or sale. No habitat exists on the site for these species to be present.

3.2. Constraints to the Surveys

The timing of the site visit was optimal for all species and habitats to be identified within the framework of a Phase 1 survey.

4. Summary and Impact

4.1 Summary – Protected habitats

The surveys have confirmed that the site does not support a habitat protected under Section 41 of the Natural Environment and Rural Communities (*NERC*) Act 2006 - Habitats and Species of Principal Importance in England. There are no priority hedgerows on the site.

Summary - Protected species

No evidence of protected species was recorded on site. No other evidence of protected species was found during the site walkover.

Summary – Protected sites

There are no statutory or non-statutory designated sites within the boundaries of the development site or within the site margins. The site is not part of the National Habitat Network All Habitats Combined (England).

Impact – General

The development proposal seeks to construct a new commercial units and associated infrastructure and there is a direct loss of hard standing for the footprint of the development.

Impact - Species

The full extent of protected species that may reside on this site will require confirmation following further surveys as recommended in section 4.2. The following general impacts are considered to apply:

Bat species. Loss of sub optimal commuting and foraging. Potential loss of roosting habitat in building.

Badger / hedgehog. Currently no evidence of badger, hedgehog has potential to be present on site.

Water vole. No impact considered likely.

Amphibians. No impact considered likely

Birds. Loss of foraging habitat and disturbance during the breeding season.

Vascular Plants. Loss of vascular plant habitat identified on site is a low-level impact

Reptiles. Low-level impact due to site being landlocked and largely inaccessible to reptiles.

4.2 Recommendations for protected species

4.2.1 Mammals

Bat species

A Bat Roost Assessment of all building areas to be removed is required. The Bat Roost Assessment may recommend the need for a summer emergence survey/s on the identified roost features. The site is not likely to hold great significance for commuting and foraging bat species.

Badgers / hedgehog

No evidence of these species was found but a pre start check shall be made to ensure no badger activity has developed since this walkover survey. Measures are required to incorporate hedgehog into the development plans.

4.2.2 Amphibians

No other further surveys are required for these species.

4.2.3 Avian

A breeding bird appraisal / survey will be required prior to any tree / building removal ascertain the importance of the site to breeding birds at that time. This may require hand searching and dawn observations depending upon the time of year.

4.2.4 Vascular Plants

No other further surveys are required for vascular plants.

4.2.5 Reptiles

No further surveys are required for these species.

5. Recommendations, mitigation, enhancement measures

5.1 Recommendations, mitigation, enhancement measures

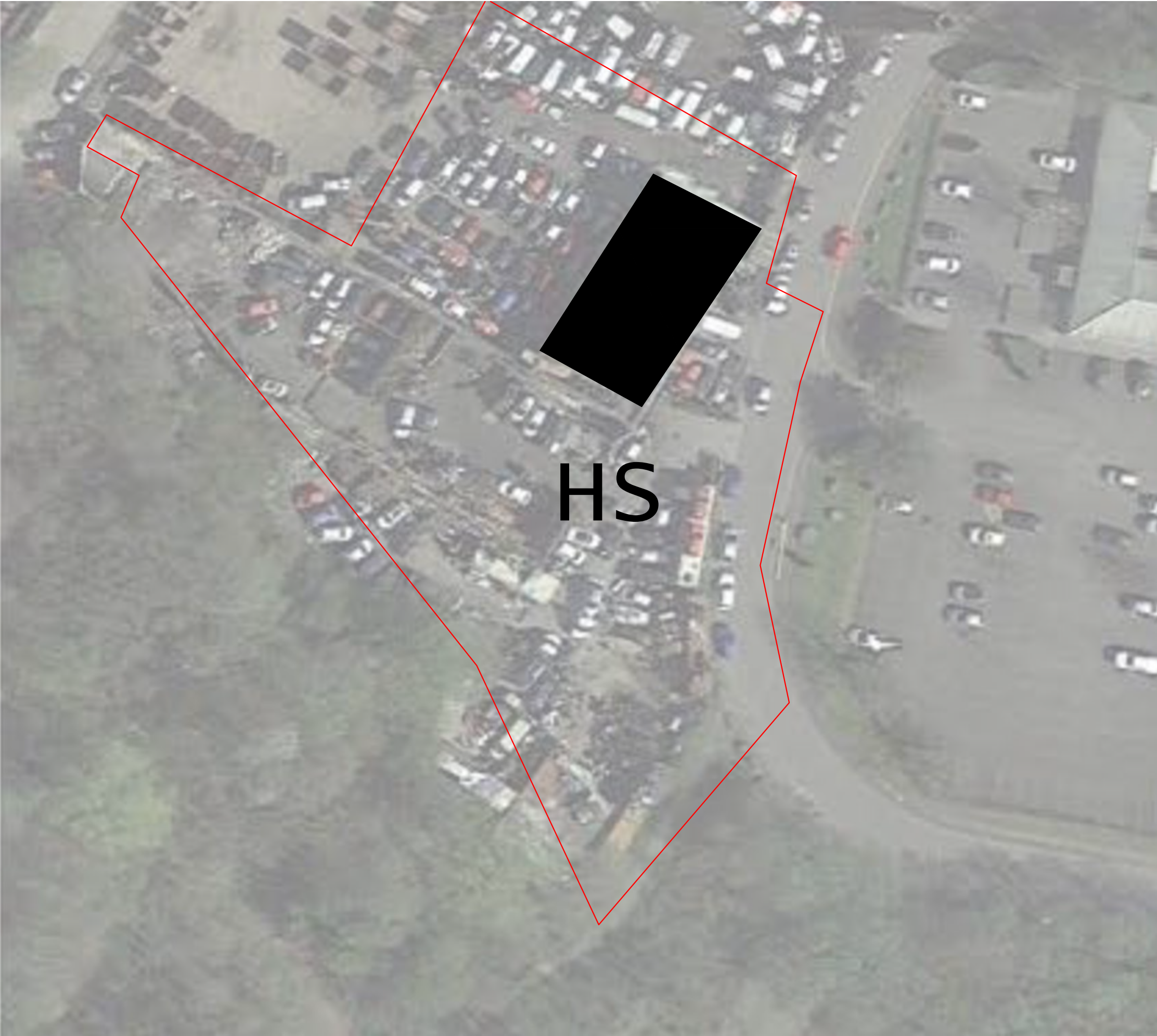
Mitigation applies to works required to comply with legislation when developing land where protected species reside, or protected habitats are being lost. Enhancement relates to biodiversity improvements often made under the National Planning Policy Framework.

At present there is no evidence of protected species on the site which could be affected by development. Other protected species that may be present on site include bats, badgers and hedgehog.

The extent of protected species requires the surveys referred to in section 4.1 and 4.2 to be complete before mitigation can be proposed to support this development. Upon completion of these surveys mitigation, compensation and enhancement measures can be provided and confirmed.

The provision of a Biodiversity enhancement report and a Biodiversity Net Gain Assessment is considered to apply to the site in accordance with the NPPF guidelines and best practice.

Appendix 1 Extended Phase 1 Habitat Survey Map and proposed development



1618



j 4 Building

HS Hard standing

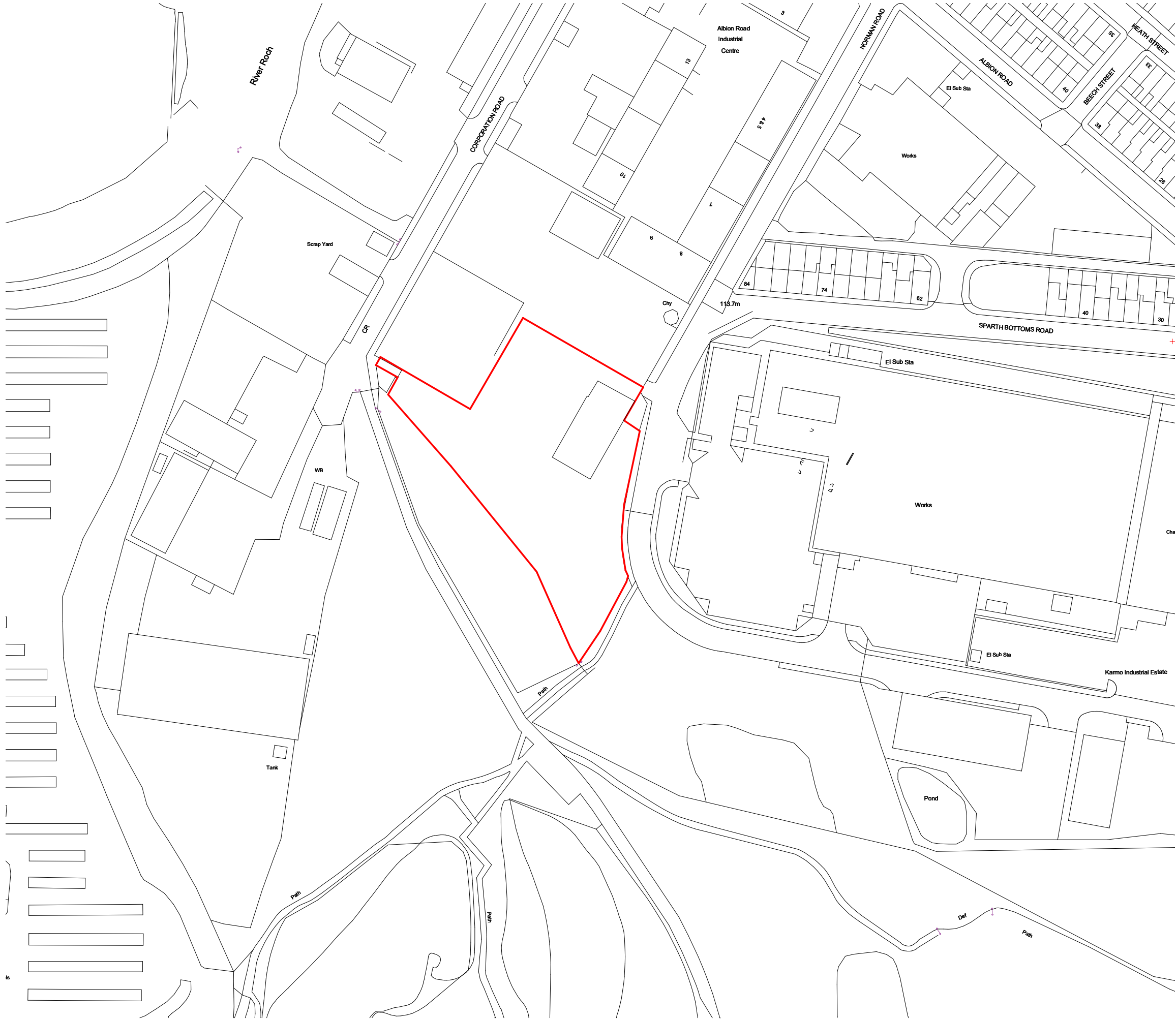
Client:
1618 Architects

Project:
Norman Rd Rochdale

Detail:
Phase One Habitat Map

Drawn By: SB Date: 20.09.2022 Scale: NTS

Drg No: TR-01 Revision: V1



This drawing & Design is the Copyright of 1618 Architects and may not be reproduced in any way without prior written consent.

Any discrepancies on this drawing or between drawings are to be reported to this office.

Unless specifically specified these drawings are not to be used for construction purposes or placing of any orders.

Do not scale from this drawing.

- ☐ FEASIBILITY
- ☒ PLANNING APPROVAL
- ☐ BUILDING REGULATIONS
- ☐ TENDER
- ☐ CONSTRUCTION

PROJECT

Norman Road

SHEET

Existing Site Location

CLIENT

S Suleman

Project number	Scale (@ A3)	
580	1 : 1250	
DRAWING No	Date	REV
EX-01	08/02/22	



80a Stamford New Rd, Altrincham, Cheshire,
WA14 1BS
Web: www.1618architects.com
Tel: 0161 928 6622



This drawing & Design is the Copyright of 1618 Architects and may not be reproduced in any way without prior written consent.

Any discrepancies on this drawing or between drawings are to be reported to this office.

Unless specifically specified these drawings are not to be used for construction purposes or placing of any orders.

Do not scale from this drawing.

Unit 1 - 335 sqm / 2,960 sqft
Unit 2 - 350 sqm / 3,767 sqft
Unit 3 - 300 sqm / 3,230 sqft
Unit 4 - 300 sqm / 3,230 sqft
Unit 5 - 300 sqm / 3,230 sqft
Unit 6 - 152 sqm / 1,636 sqft
Unit 7 - 190 sqm / 2,045 sqft

7 No. Units
Total Area - 1,927 sqm / 20,742

Total No. Car Parking - 39

PROJECT

Norman Road

SHEET

Site Plan

CLIENT

S Suleman

Project number	Scale (@ A3)	
580	1 : 500	
DRAWING No	Date	REV
P-01	08/02/22	A



80a Stamford New Rd, Altrincham, Cheshire,
WA14 1BS
Web: www.1618architects.com
Tel: 0161 928 6622



This drawing & Design is the Copyright of 1618 Architects and may not be reproduced in any way without prior written consent.

Any discrepancies on this drawing or between drawings are to be reported to this office.

Unless specifically specified these drawings are not to be used for construction purposes or placing of any orders.

Do not scale from this drawing.

- ☐ FEASIBILITY
- ☒ PLANNING APPROVAL
- ☐ BUILDING REGULATIONS
- ☐ TENDER
- ☐ CONSTRUCTION

PROJECT

Norman Road

SHEET

Elevation A

CLIENT

S Suleman

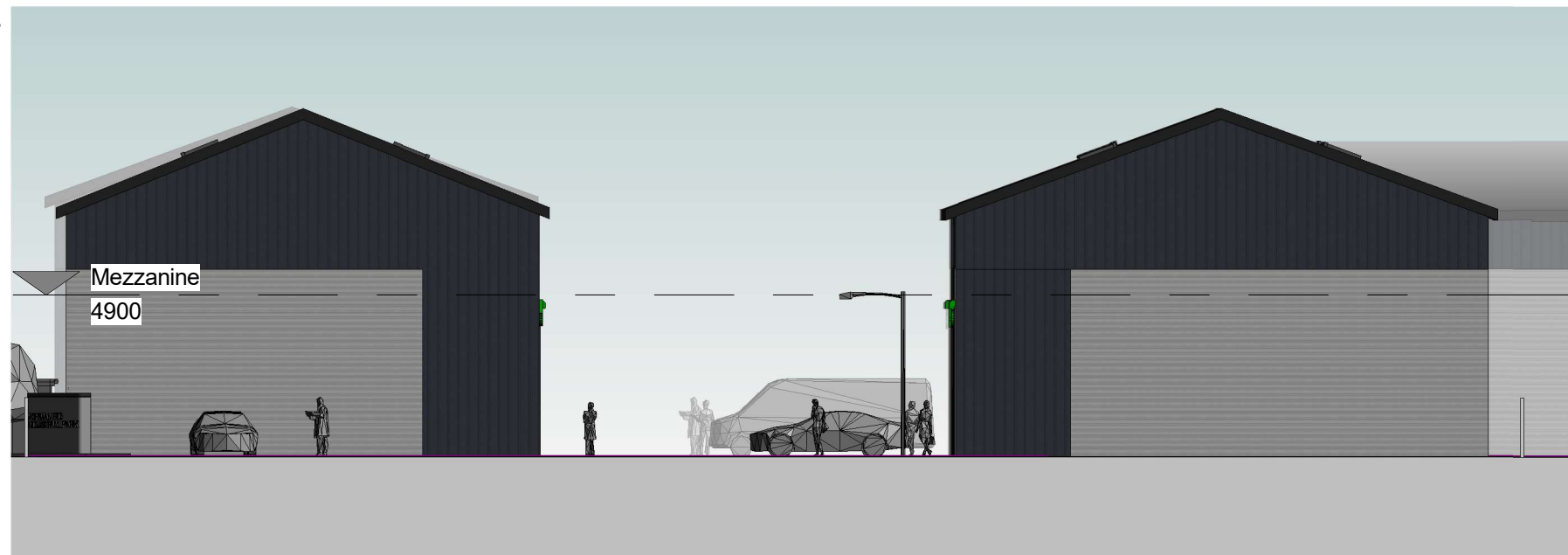
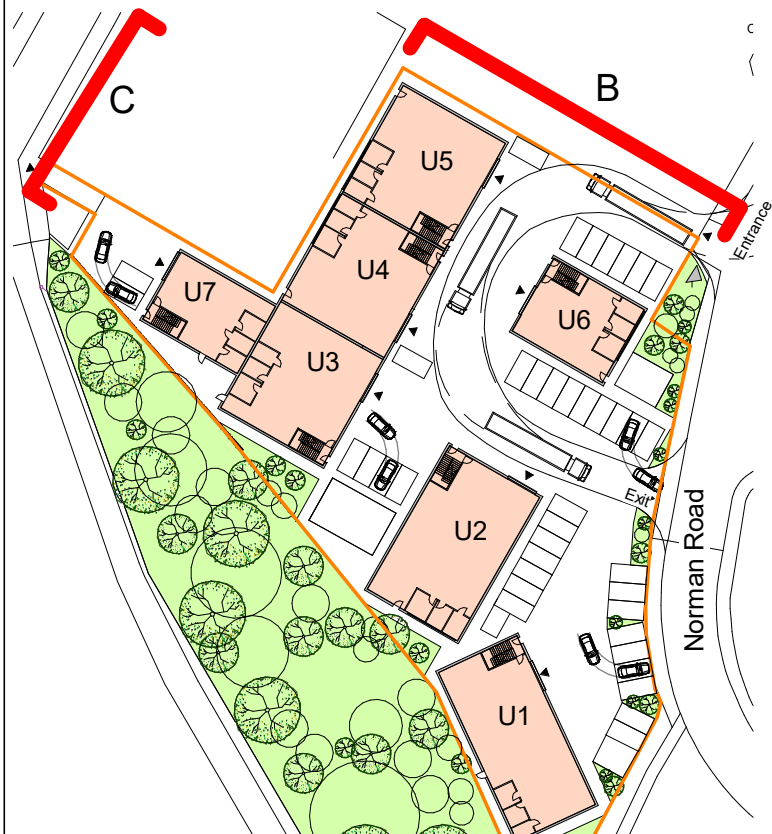
Project number	Scale (@ A3)	
580	As indicated	
DRAWING No	Date	REV
P-02	08/02/22	



80a Stamford New Rd, Altrincham, Cheshire,
WA14 1BS
Web: www.1618architects.com
Tel: 0161 928 6622



Elevation A



Elevation B



Elevation C

This drawing & Design is the Copyright of 1618 Architects and may not be reproduced in any way without prior written consent.

Any discrepancies on this drawing or between drawings are to be reported to this office.

Unless specifically specified these drawings are not to be used for construction purposes or placing of any orders.

Do not scale from this drawing.

- ☐ FEASIBILITY
- ☒ PLANNING APPROVAL
- ☐ BUILDING REGULATIONS
- ☐ TENDER
- ☐ CONSTRUCTION

PROJECT

Norman Road

SHEET

Elevations

CLIENT

S Suleman

Project number	Scale (@ A3)	
580	As indicated	
DRAWING No	Date	REV
P-03	08/02/22	



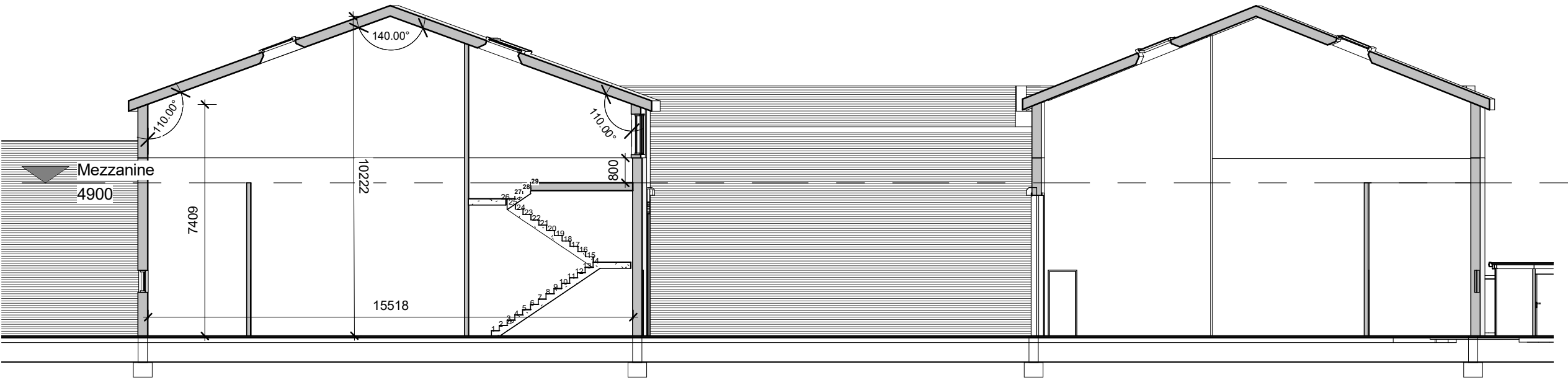
80a Stamford New Rd, Altrincham, Cheshire,
WA14 1BS
Web: www.1618architects.com
Tel: 0161 928 6622

This drawing & Design is the Copyright of 1618 Architects and may not be reproduced in any way without prior written consent.

Any discrepancies on this drawing or between drawings are to be reported to this office.

Unless specifically specified these drawings are not to be used for construction purposes or placing of any orders.

Do not scale from this drawing.



Section A-A

- ☐ FEASIBILITY
- ☒ PLANNING APPROVAL
- ☐ BUILDING REGULATIONS
- ☐ TENDER
- ☐ CONSTRUCTION

PROJECT		
Norman Road		
SHEET		
Section A-A		
CLIENT		
S Suleman		
Project number	Scale (@ A3)	
580	1 : 150	
DRAWING No	Date	REV
P-04	08/02/22	



This drawing & Design is the Copyright of 1618 Architects and may not be reproduced in any way without prior written consent.

Any discrepancies on this drawing or between drawings are to be reported to this office.

Unless specifically specified these drawings are not to be used for construction purposes or placing of any orders.

Do not scale from this drawing.



- ☐ FEASIBILITY
- ☒ PLANNING APPROVAL
- ☐ BUILDING REGULATIONS
- ☐ TENDER
- ☐ CONSTRUCTION

PROJECT

Norman Road

SHEET

3D Visuals

CLIENT
S Suleman

Project number	Scale (@ A3)	
580		
DRAWING No	Date	REV
P-05	08/02/22	



80a Stamford New Rd, Altrincham, Cheshire,
WA14 1BS
Web: www.1618architects.com
Tel: 0161 928 6622



This drawing & Design is the Copyright of 1618 Architects and may not be reproduced in any way without prior written consent.

Any discrepancies on this drawing or between drawings are to be reported to this office.

Unless specifically specified these drawings are not to be used for construction purposes or placing of any orders.

Do not scale from this drawing.

- ☐ FEASIBILITY
- ☒ PLANNING APPROVAL
- ☐ BUILDING REGULATIONS
- ☐ TENDER
- ☐ CONSTRUCTION

PROJECT

Norman Road

SHEET

3D Visuals

CLIENT
S Suleman

Project number	Scale (@ A3)	
580		
DRAWING No	Date	REV
P-06	08/02/22	



80a Stamford New Rd, Altrincham, Cheshire,
WA14 1BS
Web: www.1618architects.com
Tel: 0161 928 6622