

HABITAT MANAGEMENT AND MONITORING PLAN

JULY 2025

185 Manchester Road
Rochdale
OL11 3QY

U R B A N
G R E E N

QUALITY MANAGEMENT

Project Title:	Habitat Management and Monitoring Plan			
Document Type:	HMMP	Issue No.:	01 (DRAFT)	
Date:	17/07/25			
Prepared By:	William Gillis	Signature:		Qualifications: Biodiversity Net Gain Consultant, MCIEEM, MBiol
Checked By:	Tafara Musonza	Signature:		
Checked By:		Signature:		
Revision Status				
Rev	Date	Comment	Prepared	Checked

Project Details

Project Type:	Residential
Project:	185 Manchester Road
Location:	185 Manchester Road, Rochdale, OL11 3QY
Author Organisation:	Urban Green
Developer:	Cityside
Developer Address:	Level 10, Tower 12, 18-22 Bridge Street, Manchester, M3 3BZ
Responsible Person:	TBC
Planning Authority:	Rochdale Metropolitan Borough Council
Planning Reference (if applicable):	TBC
BNG Register Reference (if applicable):	TBC
HMMP Name/Reference:	TBC
Metric Revision/Title:	Statutory Biodiversity Metric from July 2025
Are any Irreplaceable Habitats presents onsite?	Yes: ☐ No: ☒
Phasing Strategy:	N/A

CONTENTS

Project Details.....	2
1 Project Background	5
1.1 Roles and responsibilities	5
1.2 Summary of Management Plan	7
1.3 Scope.....	7
1.4 Site Context.....	8
1.5 Aims of the HMMP.....	8
1.6 Objectives of the HMMP	8
1.7 Purpose of Report	8
2 Baseline Environmental Data	9
2.1 Desk Study	9
2.2 Preliminary Ecological Appraisal Summary.....	10
2.3 Designated Sites	10
2.4 Biodiversity Net Gain Assessment	11
3 Habitat Management	14
3.1 Management Responsibilities.....	14
3.2 Habitats Covered.....	14
3.3 Enhanced and Created Habitats.....	15
3.4 General Measures.....	15
3.5 Habitat Creation Measures.....	17
3.6 Risk Register	20
3.7 Management Prescriptions.....	21
4 Habitat Monitoring	28
4.1 Monitoring Schedule	28
4.2 Monitoring Reports	28
5 References	36
APPENDIX 1 – SITE CONTEXT MAP	37
APPENDIX 2 – DESIGNATED SITE MAP	38
APPENDIX 3 – PHOTOGRAPHS OF THE SITE.....	39

APPENDIX 4 – BASELINE HABITAT MAP	43
APPENDIX 5 – TREE CONSTRAINTS PLAN	44
APPENDIX 6 – PRIMARY AND SECONDARY CODES	45
APPENDIX 7 – PROPOSED LANDSCAPE PLAN.....	47
APPENDIX 8 – HABITAT RETENTION PLAN	48
APPENDIX 9 – POST-DEVELOPMENT HABITAT MAP.....	49
APPENDIX 10 – INVASIVE AND NON-NATIVE SPECIES	50

DRAFT

1 Project Background

1.1 Roles and responsibilities

1.1.1.1 NOTE: This document is currently in draft format. The following section is to be completed by the relevant parties once the document becomes live.

Ecologist or Other Professional Responsible for HMMP			
Name or Initials		XXX	
Organisation		XXX	
Responsibility	Start Date:	TBC	End Date: TBC
The author of the report is William Gillis, Biodiversity Net Gain Consultant, MCIEEM. The person who will be responsible for the implementation of the HMMP and the continued monitoring is still TBC.			
Statement of Competency			
Will has experience providing consulting services in Biodiversity Net Gain for a range of development schemes across the UK, including residential and commercial schemes. Will is a technically competent and experienced person, as defined in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.			

Landowner or Land Manager			
Name or Initials		TBC	
Organisation		TBC	
Responsibility	Start Date:	TBC	End Date: TBC
Summarise the relevant responsibilities of the landowner (or land manager if appropriate) in the production and, or, implementation of this HMMP			
Statement of Competency			
Demonstrate management and monitoring competency and, or, relevant site knowledge and skills through relevant training, qualifications or experience, or a combination of these.			
Management Organisation(s) Responsible for Implementing the HMMP			
Name or Initials		TBC Add N/A if works being completed by the landowner or land manager	
Organisation		TBC	
Responsibility	Start Date:	TBC	End Date: TBC
Summarise the relevant responsibilities of the Management Organisation(s) in the production and, or, implementation of this HMMP.			
Statement of Competency			
Demonstrate the knowledge, skills and, or, experience to manage the habitats to achieve the BNG requirements, through relevant training, qualifications, experience, or combination of these.			

LPA or Responsible Body for Reviewing HMMP			
Name or Initials		TBC	
Organisation		TBC	
Responsibility	Start Date:	TBC	End Date: TBC
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)			

1.2 Summary of Management Plan

1.2.1 Timescales for Actions

- 1.2.1.1 This management plan will cover a period of 30 years once the development onsite has been completed.

1.2.2 Monitoring Requirements

- 1.2.2.1 Monitoring must be carried out by a suitably qualified ecologist on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

1.2.3 Funding

- 1.2.3.1 This development, HMMP and continued monitoring will be funded by Cityside.

1.2.4 Legal Agreement

- 1.2.4.1 The onsite significant enhancements for BNG will be secured via a Section 106 agreement or a conservation covenant once planning permission has been granted.

1.3 Scope

- 1.3.1.1 Urban Green has been instructed by Cityside to complete a Habitat Management and Monitoring Plan (HMMP) for the land at 185 Manchester Road in (hereafter referred to as ‘the site’).
- 1.3.1.2 The site is currently a single dwelling home with a vegetated garden to the rear. The boundary for the site can be found in Appendix 1.
- 1.3.1.3 The proposals include the demolition of the existing property, and construction of a 74-bed dementia care residential apartment, with associated hard and soft landscaping.
- 1.3.1.4 No phasing strategy is proposed for this development.

1.4 Site Context

- 1.4.1.1 The site is located at National Grid Reference SD 89171 12306 and comprises a total area of approximately 0.19ha (see Appendix 1).
- 1.4.1.2 The site is located in a densely urban area, approximately 1.2km south-west of the centre of Rochdale. Rochdale train station is located approximately 790m north-east, with the railway lines running behind the site approximately 200m away. Mandale Park and various playing fields are situated to the north and south-east of the site. Due to the site's location close to the city centre and railway lines/station, there is a high level of disturbance (see Appendix 2).
- 1.4.1.3 The habitats present onsite were typical of a single dwelling household. To reiterate, developed land was present in the form of a house, enveloped by a vegetated garden with scattered trees. An ornamental hedgerow was also present within the driveway of the property.

1.5 Aims of the HMMP

- 1.5.1.1 The aim of the HMMP is to ensure the long-term protection, enhancement, and sustainable management of biodiversity within and around the site. This plan seeks to balance the ecological integrity of the area with the ongoing operational needs of the care home. It outlines strategies for managing and monitoring habitats to ensure compliance with environmental legislation and planning conditions. Regular monitoring over the 30-year period allows for adaptive management, enabling the plan to respond to ecological changes and emerging priorities.

1.6 Objectives of the HMMP

- 1.6.1.1 The objectives of the HMMP are to:
- Comply with relevant planning and environmental commitments;
 - Ensure the successful establishment and long-term viability of created or retained habitats;
 - Achieve forecasted habitat condition through appropriate management practices; and
 - Establish a framework for regular monitoring to track changes in habitat condition.

1.7 Purpose of Report

- 1.7.1.1 The purpose of this management plan is to provide a schedule for the management of habitats on site for a 30-year period, ensure that existing and proposed habitats are suitably maintained and ensure good establishment and continued improvement of habitat condition.

2 Baseline Environmental Data

2.1 Desk Study

2.1.1.1 A desk study for relevant environmental data was completed for the site and has been summarised in Table 1.

Table 1 – Desk Study Sources of Information

Environmental Information	Data Source	Results
Local Planning Authority	Local Planning Authorities (April 2024) Boundaries UL - https://geoportal.statistics.gov.uk/datasets/992de91f065148e786870aec2359d427/explore	The site is within the Rochdale Metropolitan Borough Council Local Planning Authority.
National Character Area	National Character Area Profiles – https://nationalcharacterareas.co.uk/	The site falls within National Character Area of Manchester Pennine Fringe.
Agricultural Land Status	Natural England (https://publications.naturalengland.org.uk/category/5954148537204736)	According to Natural England's Agricultural Land Classification map for the North West region, the site is currently classified as land predominantly used for urban use.
Soils and Substrates	Soilscapes Viewer, LandIS (https://www.landis.org.uk/soilscapes/)	The soil on site is likely to be freely draining slightly acidic sandy soil, with a sandy texture and low fertility. Due to the size and function of the site, and the low complexity of the habitats proposed, a full soil analysis of the site was not deemed necessary.
Flood Risk Information	Flood Map for Planning (https://flood-map-for-planning.service.gov.uk/)	The site lies within Flood Zone 1. Therefore, it has a low probability of flooding from rivers or the sea.
Landscape Character and Designations	MAGIC/PEA	One non-statutory designated site is located on the site. Community woodland initiative on the eastern edge of Greater Manchester.
Land tenure and public access	OS Maps	The land is privately owned, with no public access routes. The proposed development will have no impact on public access.
Hydrology and Drainage	British Geological Survey https://www2.bgs.ac.uk/groundwater/datainfo/hydromaps/	Hydrology of the site and any drainage measures to inform flood risk management. A summary from BGS reads 'Regional, cyclic multi-layered aquifer with moderate yields from sandstones and many springs. Mine water quality poor but elsewhere reasonable.'
Geology and Topography	British Geological Survey https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/	Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period.

2.2 Preliminary Ecological Appraisal Summary

- 2.2.1.1 A preliminary ecological appraisal (PEA) was conducted on the site in November 2023 by Urban Green. This constituted a desk-based study and a field survey. An ecological walkover was then completed in July 2025 to validate the results from 2023.
- 2.2.1.2 Key information obtained in the PEA is summarised in Table 2; full details can be found within the PEA (Urban Green, 2025a).

Table 2 – Summary of the PEA (2025a)

Current Site Use and Adjacent Site Use	The current site contains an existing residential dwelling contained within paved surfaces, a large, grassed garden and situated in a predominantly residential area with playing fields, schools, Highfield hospital and Mandale Park within the surrounding area.
Potential Impacts on Designated Sites	No potential impacts on designated sites nearby to the site are anticipated to occur due to the proposed development. The site is located at a sufficient distance from nearby designated sites, and the proposed development activities have been considered.
Habitats	The site comprised predominantly hardstanding paving, with a private garden of maintained modified grassland (with bordering bare ground flowerbeds), hedges, urban trees and ornamental plants.
Ecological Constraints	The following potential ecological constraints were identified during the assessment: • November is a suboptimal time to carry out ecological surveys due to being outside of the optimal plant growing season. • Offsite trees are currently protected by ‘Dunster House Tree Preservation Order 1969’ which require further licensing to manipulate. • There is potential for nesting birds on site. • Suitable habitats for common amphibians, nesting birds, commuting and foraging bats, hedgehog, and commuting and foraging badger.
Recommended Ecological Mitigation	The following mitigation measures are recommended to minimise potential impacts due to the proposed development: • Precautionary Working Methods during the construction phase for potential protected species including amphibians, bats, hedgehog, birds, and badger. • If any vegetation requires removal, it should be completed outside of the breeding bird season (March to September, inclusive). If this is not feasible, a Nesting Bird Check is to be completed by a qualified ecologist within 48 hours before removal is completed. • Lighting mitigation recommended to consider commuting and foraging bats.
Recommended Further Surveys and Reports	No further surveys are required.
Recommended Ecological Enhancements	The National Planning Policy Framework (NPPF) (2023) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended. Suggestions include: • Bat and bird boxes placed on new buildings/retained trees. • Planting and retaining linear features such as hedgerows and trees between garden plots where possible. • Inclusion of ‘hedgehog highways’ • Incorporation of an ecologically sensitive planning scheme on the site.

2.3 Designated Sites

- 2.3.1.1 A summary of designated sites within a 2km radius of the site boundary, and expected impacts, are detailed in Table 3.

Table 3 – Designated sites

Designated Site	Approx. Distance from Site	Details
Statutory designated sites		
Rochdale Canal (SSSI and SAC)	0.7km	Approximately 25ha of canal which supports a diverse range of aquatic flora, emergent vegetation, invertebrates, and waterside bird species. The canal supports significant populations of floating water-plantain (<i>Luronium natans</i>) and a wide range of pondweeds (<i>Potamogeton</i> sp.).
Non-statutory designated sites		
Community Forest (Pennine Edge Forest)	Covers site	Community woodland initiative on the eastern edge of Greater Manchester.

2.4 Biodiversity Net Gain Assessment

- 2.4.1.1 The Biodiversity Net Gain Assessment was completed on this site by Urban Green in July 2025 (Urban Green, 2025b).

2.4.2 Methodology

- 2.4.2.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2025a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).
- 2.4.2.2 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.
- 2.4.2.3 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

2.4.3 Baseline Habitat Assessment

- 2.4.3.1 The habitats present onsite prior to development have been summarised in the tables below, as well as the habitat units lost as part of the development.
- 2.4.3.2 Photos of all existing, pre-development habitats can be found within Appendix 3. Maps showing the pre-development habitats and their condition, and definitions for primary and secondary codes, and the tree constraints plan can be found in Appendices 4 to 6.

2.4.3.3 There is no evidence of habitat degradation since 30th January 2020.

2.4.3.4 The baseline habitats present are summarised in the tables below.

Table 3 – Baseline Area Habitats

Habitat Type and Parcel Reference	Priority Habitat	Total Area (ha)	Condition	Total Units
1) Developed land; sealed surface	No	0.02	N/A	0.00
2) Vegetated garden	No	0.17	N/A	0.35
3) Urban tree	No	0.04	Poor	0.16
4) Urban tree	No	0.04	Moderate	0.33
Total	-	0.28	-	0.84

Table 4 – Baseline Linear Hedgerow Habitats

Habitat Type and Parcel Reference	Priority Habitat	Total Length (km)	Condition	Total Units
1) Non-native and ornamental hedgerow	No	0.02	Poor	0.02
Total	-	0.02	-	0.02

2.4.4 Post-Development Habitat Assessment

2.4.4.1 Post-development habitats are subject to the same condition assessments as baseline habitats, with the addition of temporal and difficulty multipliers within the Statutory Biodiversity Metric.

2.4.4.2 The proposed landscape plan was provided by Urban Green (2025c) and can be found in Appendix 7. Using this, the existing habitats that will be retained, lost and enhanced have been identified (Appendix 8).

2.4.4.3 The landscape layout has been converted into a post-development habitat map (Appendix 9).

2.4.5 Post-Development Habitat Summary

Table 5 - Post Development Biodiversity Net Gain Calculation

	On-site baseline	Habitat Unit Change				On-site post development	Net change in Biodiversity	
		Retained	Lost	Enhanced	Created		Habitat units	%
Area Habitat Units	0.84	-	0.84	-	0.12	0.12	-0.72	-86.20
Linear Hedgerow Units	0.02	-	0.02	-	0.38	0.38	+0.36	>100

- 2.4.5.1 As illustrated in Table 5, the proposed development produces a net loss of 0.72 area habitat units (-86.20%) and a net gain of 0.36 linear hedgerow units (>100%).
- 2.4.5.2 The trading rules have not been met for all habitat types present. Summarised, the trading rules have not been met for low distinctiveness vegetated gardens or medium distinctiveness individual trees.
- 2.4.5.3 The development does not meet the required 10% gain on-site and off-site mitigation will be necessary.

3 Habitat Management

3.1 Management Responsibilities

- 3.1.1.1 The detailed maintenance requirements outlined in this section must be followed at all times. Any deviations from the management plan must be highlighted to the site owners or management company.
- 3.1.1.2 The organisation implementing this plan will be a management company with the necessary certificates of competence to implement landscape management operation on site.
- 3.1.1.3 The managing organisation will ensure that all site management complies with good practice standards and all relevant health and safety procedures.
- 3.1.1.4 The managing organisation will also ensure that measures outlined to avoid pollution incidents, comply with protected species and habitats legislation, and ensure overall environmental protection are enforced.
- 3.1.1.5 Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the management detailed within the document.

3.2 Habitats Covered

- 3.2.1.1 This management plan covers all proposed habitats which provide significant onsite enhancements, as assessed within the Statutory Biodiversity Metric. These include:
- habitats of medium or higher distinctiveness in the biodiversity metric;
 - habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development;
 - habitat creation or enhancement where distinctiveness or condition is increased relative to that of the habitat before development;
 - areas of habitat creation or enhancement which are significant in area relative to the size of the development.
- 3.2.1.2 Habitats that do not provide significant on-site enhancements do not require detailed management regimes. However, many of these habitats still perform important functions and should receive some ecologically driven management.
- 3.2.1.3 Habitats that have not provided significant onsite enhancements, and basic management measures are summarised in Table 6.

Table 6 – Habitats that do not provide significant onsite enhancements

Habitat Type	Justification	Management Measures
Introduced Shrub	Introduced shrub is a low distinctiveness habitat and only contributes 0.01 units	• Pruning and cutting may be necessary, but should aim to maintain shape and vigour,

	(8.3%) of the overall post-development unit value. In addition, it is automatically allocated a condition score of N/A within the BNG metric.	promote flowering/fruitletting, and create variation and diversity in height and structure. • Avoid cutting all specimens across the plot in a single period, particularly where this is likely to remove all flower/fruit interest for wildlife. • Avoid herbicide use, instead prioritise organic mulches.
Developed Land; Sealed Surface	Developed Land; Sealed Surface is a very low distinctiveness habitat and contributes no units to the overall post-development unit value of the site.	• Regularly monitor tarmacked areas and resurface/fill holes where necessary. • Replace any loose paving stones. • Clear any vegetation that begins to colonise these areas.
Artificial Unvegetated, Unsealed Surface	Artificial unvegetated, unsealed surface is a very low distinctiveness habitat and contributes no units to the overall post-development unit value of the site.	• Regularly monitor gravel areas, and even out or supplement where necessary • Replace any loose paving stones or uneven surfaces

3.3 Enhanced and Created Habitats

3.3.1.1 This section sets which habitats are proposed to be created, which provide significant onsite enhancements, and their target condition within the targeted time period.

3.3.1.2 Habitats to be enhanced/created are summarised in Table 7.

Table 7 – Proposed Habitat Creation

Habitat Type	Proposed Condition	Time to Target Condition (years)
Created Habitats		
Urban trees	Moderate	27
Modified grassland	Good	7
Native hedgerow	Moderate	5
Species-rich native hedgerow	Moderate	5

3.4 General Measures

3.4.1.1 Habitat creation on site will follow details set out in the Detailed Planting Plan (Urban Green, 2025c). The following general measures shall be met to ensure successful habitat creation and succession on site.

- All planting is to follow guidance set out in the relevant British Standard or Horticultural Trades Association documents and carried out by a competent person.
- Planting is to remain undamaged, with healthy and vigorous growth, and is to be planted upright and well balanced. Trees and shrubs are to be of good shape and without elongated shoots, grown in a suitable environment and hardened off before being delivered to the site.

- All planting is to be true to name and free from pests, diseases, discoloration, weeds, fungus, and physiological disorders upon planting.
- If plants/trees are unobtainable alternatives are to be agreed with the Ecologist/Landscape Architect in writing prior to ordering.
- After planting ensure that the full depth of topsoil is wetted. Apply water evenly and without damaging or displacing plants or soil. Continue to water as necessary to ensure the successful establishment and continued thriving of planting.
- No tree/shrub/hedgerow works shall be completed during nesting bird season (March to September inclusive). If works are required within the nesting bird season, a check must be undertaken of all affected trees by a suitably qualified ecologist.

DRAFT

	Optimal timing for habitat creation
	Unsuitable for habitat creation

3.5 Habitat Creation Measures

3.5.1 Individual trees – Urban trees

3.5.1.1 A total of five individual trees will be planted onsite.

3.5.1.2 Species will include downy birch (*Betula pubescens*), midland hawthorn (*Crataegus laevigata*), and bird cherry (*Prunus padus*), selected for their native origin, ecological value, and compatibility with the local landscape character.

Table 8 – Habitat Creation Activities for Individual Trees

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation (Bare Root)	- Dig a square hole the same depth as the tree's rootball but three times as wide. Loosen the soil around the sides and base of the hole. Avoid planting during hot/dry, wet or freezing conditions. - Retain the topsoil and mix with compost.												
Planting (Bare Root)	- Soak the roots of the tree for 2 hours before planting. - Place tree into centre of hole, spread roots and fill hole with soil mixture, compacting once full to secure tree. - For trees >1.5m in height, add a stake on the side that will be facing the wind and tether the tree to it. - Water the soil generously.												
Establishment	Water daily for the first two weeks, then weekly for the first year while the tree has its leaves. Tear off any suckers that appear and readjust the tether to the stake to avoid damage to the trunk. Stakes can be removed after 3 years.												

3.5.2 Grassland – Modified Grassland

- 3.5.2.1 The development will include newly created parcels of modified grassland to contribute to the site’s soft landscaping. The parcels will be seeded with EM2 General Purpose Mixture from Emorsgate Seeds.
- 3.5.2.2 Species will include a mixture of native and ornamental species such as wild strawberry (*Fragaria vesca*), sweet woodruff (*Galium odoratum*), dusky cranesbill (*Geranium phaeum* ‘Samobor’), woodland sage (*Salvia sylvestris* ‘Mainacht’), Mexican feather grass (*Stipa tenuissima*), purple coneflower (*Echinacea purpurea*), bear’s breeches (*Acanthus mollis*), globe thistle (*Echinops ritro* ‘Veitch’s Blue’), and bronze fennel (*Foeniculum vulgare* ‘Purpureum’), chosen for their aesthetic appeal, pollinator value, and suitability within a semi-naturalistic planting scheme.
- 3.5.2.3 Despite containing species indicative of other neutral grassland, this habitat has been classified as modified grassland, as this is a more realistic outcome of the development.

Table 9 – Habitat Creation Activities for Modified grassland

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	Remove weeds by hand, through repeated cultivation, or use herbicides where necessary (e.g. glyphosate free herbicide).												
	Plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll or tread, to produce a firm surface.												
Sowing	Seed with EM2 Wildflower Seed Mix at a rate of 40kg/ha by hand or using appropriate lightweight machinery, and roll or tread once all seeds are sown. For best results, sow in August/September (though can also sow in spring if necessary).												
Establishment	If there is little/no rain, water with a light spray to avoid dislodging seeds.												

3.6 Risk Register

3.6.1.1 Table 11 details the risks associated with habitat creation and enhancement and the triggers for remedial action.

Table 11 – Risks for habitat enhancement and creation

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
14/07/25	Grassland	Poor seed establishment due to dry conditions	Lack of rainfall within two weeks of sowing	Water seeded area lightly to ensure soil remains moist until germination
14/07/25	Grassland	Annual weeds outcompeting sown species	Dense weed growth observed during first summer	Cut weeds, remove arisings, and compost. Resume mowing until March following year
14/07/25	Individual tree	Poor root establishment	Tree shows signs of wilting or poor growth within first month	Water daily for two weeks, then weekly
14/07/25	Individual tree	Tree instability due to wind	Leaning tree or loosened stake observed	Adjust or replace stake and tether. Ensure secure anchoring and monitor periodically
14/07/25	Individual tree	Damage from tether friction	Bark shows damage	Remove suckers manually; readjust or loosen tether as needed
14/07/25	Hedgerow	Poor establishment due to incorrect planting	Evidence of high mortality or poor growth	Replant using correct slot or T-notch method. Ensure suitable conditions (not frozen or waterlogged)
14/07/25	Hedgerow	Weed competition	Weeds present at base of hedgerow	Remove weeds manually and reapply mulch to suppress growth
14/07/25	Hedgerow	Drought-related stress	Signs of wilting or leaf loss during hot periods	Water during periods of hot weather to support establishment

Optimal timing for management

Unsuitable for management

3.7 Management Prescriptions

3.7.1.1 This section includes detailed management techniques and annual schedule of works for each habitat that will be present within the proposed development, including retained, enhanced and created habitats. These management prescriptions should be followed for the next 30 years to ensure all habitats achieve their existing/proposed condition.

3.7.2 Individual Trees – Urban trees

3.1.1.1 No management activities to take place during nesting season (March to September inclusive).

3.1.1.2 Detailed management techniques are described within Table 12 along with the corresponding condition criteria.

Table 12 – Management Objectives for Individual Trees

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The tree is a native species (or at least 70% within a block)	Replacement planting for failed trees using same species (according to planting scheme within landscapes).	Root ball - As required												
		Bare root - As required												
	Hand removal of any non-native saplings establishing	As required												
B. The tree canopy is predominantly continuous	Undertake regular arboricultural inspections to identify any structural risks, pests, diseases or other health issues.	Every 3 years												
C. The tree is mature or veteran	- Pruning of damaged or diseased trees to ensure tree canopy is balanced and consistent with the natural structure for the species. All pruning works must be carried out by a qualified professional. - Limit the use of damaging management practices e.g., herbicide use and unnecessary pruning.	As required												
D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities and no current regular pruning														

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
regime so the trees retain >75% of expected canopy	Avoid undertaking management activities on all trees in a single month period to retain important resources for wildlife. Instead, rotate management across plots.													
	Water twice a month during warmer months.	Annually during warmer months or as needed in periods of hot weather												
	Once trees reach semi-maturity, appropriate corrective surgery may be necessary and should be completed by a qualified professional	Annually from Year 10 onwards												
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark	This criterion is unlikely as trees will be managed for aesthetic and safety purposes due to their location. - Leave any micro-habitat features, such as ivy, loose bark and deadwood, in place and where it is safe and appropriate.	As required												
F. More than 20% of the tree canopy area is oversailing vegetation beneath	Mulch forming 1m radius around tree, to control weeds. Use organic mulches (leaf litter, rotted hay or grass clippings, manure, wood chips), at a depth of 75mm.	Annually Years 1 to 3												
	- Leave a 2m unmanaged buffer zone around any trees planted over vegetation to allow natural succession of surrounding vegetation. - Avoid use of herbicides within this zone.	As required												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	- Continuously monitor for invasive, non-native species and weeds (see Appendix 10). - Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												

3.7.3 Grassland - Modified Grassland

3.1.1.1 Detailed management techniques are described within Table 13 along with the corresponding condition criteria.

Table 13 - Management Objectives for Modified Grassland

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. There are 6-8 vascular plant species per m ² present, including at least 2 forbs	- Mow as required, though avoiding May to allow wildflowers to establish and to support pollinators. - Remove arisings shortly after mowing to prevent nutrient enrichment of soils and the likelihood of a handful of species dominating. Avoid use of any fertiliser or herbicides.	As required												
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm)	This criterion is not expected to pass as the grass will be regularly managed through mowing.	N/A												
C. Any scrub present accounts for less than 20% of the total grassland area	Manual removal of bracken and scrub regeneration upon discovery.	As required												
F. Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.														
D. Physical damage is evident in less than 5% of total grassland area.	Cordon off grassland for at least the first year during establishment.	Year 0 – Year 1												
E. Cover of bare ground is between 1% and 10%, including localised areas	Visual assessment of bare ground cover and physical damage. If exceeding 10%, Seed areas of bare ground with EM2 Mix from Emorsgate Seeds. Seed at a rate of 4g/m² by hand.	As required												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
G. There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	- Continuously monitor for invasive, non-native species and weeds (see Appendix 10). - Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												

3.7.4 Hedgerow – Native Hedgerow/ Species-Rich Native Hedgerow

3.1.1.1 No management activities to take place during nesting season (March to September inclusive).

3.1.1.2 Detailed management techniques are described within Table 14 along with the corresponding condition criteria.

Table 14 - Management Objectives for Native Hedgerow/Species-Rich Native Hedgerow

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A1. Height >1.5m average along length. A2. Width >1.5m average along length. B1. Gap between ground and base of canopy <0.5 m for >90% of length.	- Prune hedge once a year shaping the hedge to be slightly narrower at the top compared to the base, to allow light to reach lower sections of the hedge. - Prune using secateurs.	Annually												
B2. Gaps make up <10% of total length and no canopy gaps >5 m	Replace any failed plants with new hornbeam whips, following planting outlined within landscape designs, (Urban Green, 2025c)	As required												
C1. >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least).	This criterion is expected to fail as the ground around the hedgerows is proposed as developed land.	N/A												
C2. Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No use of fertilisers to prevent nutrient enrichment, allow for a higher diversity of flora and prevent a few species dominating	Annually												

4 Habitat Monitoring

4.1 Monitoring Schedule

- 4.1.1.1 Following completion of habitat creation and initial enhancement works, habitats should be monitored to ensure that they are on track to achieve their predicted condition.
- 4.1.1.2 Monitoring should be carried out on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.
- 4.1.1.3 All monitoring should be completed within the optimal botanical survey period (May to October) by a suitably qualified ecologist, using appropriate measures to assess the habitat against the Statutory Biodiversity Metric Condition Assessments (DEFRA 2025b) (e.g., photography, quadrat sampling, etc).

4.2 Monitoring Reports

- 4.2.1.1 Following completion of habitat creation and initial enhancement works, a monitoring report will be prepared and submitted to the Rochdale Metropolitan Borough Council Local Planning Authority or Responsible Body on the years detailed in Section 1.1. Monitoring reports may be produced by Urban Green, if instructed.
- 4.2.1.2 Monitoring results inform necessary management changes to promote achieving BNG targets stated in the Statutory Biodiversity Metric and HMMP, allowing an adaptive management system to be followed.
- 4.2.1.3 For any habitats which aren't achieving their proposed condition within the target time period, reasons for failure and proposed remediation measures should also be recorded.

4.2.2 Individual Trees – Urban Trees

4.1.1.1 Table 15 details the habitat condition criteria for the elected habitat type and the condition, and the score for each year at which monitoring should take place. The proposed overall condition score for this habitat is **moderate**, with a final time to target condition of **27 years**.

Table 15 – Monitoring Results for Individual Trees

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The tree is a native species (or at least 70% within a block)	Pass												This criterion is automatically passed as the tree is native.
B. The tree canopy is predominantly continuous	Pass												This criterion is automatically passed by all individual trees.
C. The tree is mature or veteran	Fail												This tree is not expected to reach maturity within 30 years.
D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities	Fail												These criteria are expected to fail as this tree will be managed for aesthetic and safety purposes due to its location.
E. Natural ecological niches present	Fail												
F. More than 20% of the tree canopy area is oversailing vegetation beneath	Pass												
Overall Condition	Moderate												

4.2.3 Grassland – Modified Grassland

4.1.1.1 Table 16 details the habitat condition criteria for the elected habitat type and the condition, and the score for each year at which monitoring should take place. The proposed overall condition score for this habitat is **good**, with a final time to target condition of **7 years**.

Table 16 – Monitoring Results for Retained Modified Grassland

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs.	Pass												Botanical quadrat surveys in late spring to early summer (May–July), using 1 m ² quadrats.
B. Sward height is varied	Fail												Visual assessment using a sward stick or ruler during peak growing season (May–August).
C. Scrub cover is <20%	Pass												Visual estimation of cover across sample plots or transects, ideally during leafing period (June–August).
D. Physical damage is present in <5% of grassland	Pass												Walkover survey to record evidence of poaching, erosion, or vehicle damage and estimate percentage cover. Conducted any time of year, preferably spring or autumn.
E. Cover of bare ground is between 1% and 10%	Pass												Visual assessment during quadrat surveys in late spring/summer (May–July).
F. Cover of bracken is <20%	Pass												Visual estimation in summer when bracken is fully grown (July–August).

G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Pass													Walkover or quadrat survey in late spring/summer (May–August) to identify and record any Schedule 9 species.
Overall Condition	Good													

DRAFT

4.2.4 Hedgerow – Native Hedgerow

4.1.1.1 Table 17 details the habitat condition criteria for the elected habitat type and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **moderate**, with a final time to target condition of **5 years**.

Table 17 – Monitoring Results for Native Hedgerow

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A1. Height: >1.5 m average along length	Pass												
A2. Width: >1.5 m average along length	Fail												This criterion is expected to fail as these hedgerows will be managed for aesthetic and safety purposes due to its location.
B1. Gap between ground and base of canopy <0.5 m for >90% of length	Pass												
B2. Gaps make up <10% of total length. No canopy gaps >5m	Pass												
C1. >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Fail												The hedgerow will be adjacent to a hardstanding footpath.
C2. Undesirable species <20% cover of the area of undisturbed ground	Pass												

D1. >90% of hedgerow and undisturbed ground is free from Invasive Non-native species	Pass												
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Fail												The hedgerow will be adjacent to a hardstanding footpath.
Overall Condition	Moderate												

DRAFT

4.2.5 Hedgerow – Species-Rich Native Hedgerow

4.1.1.1 Table 18 details the habitat condition criteria for the elected habitat type and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **moderate**, with a final time to target condition of **5 years**.

Table 18 – Monitoring Results for Species-Rich Hedgerow

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A1. Height: >1.5 m average along length	Pass												
A2. Width: >1.5 m average along length	Fail												This criterion is expected to fail as these hedgerows will be managed for aesthetic and safety purposes due to its location.
B1. Gap between ground and base of canopy <0.5 m for >90% of length	Pass												
B2. Gaps make up <10% of total length. No canopy gaps >5m	Pass												
C1. >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Fail												The hedgerow will be adjacent to a hardstanding footpath.
C2. Undesirable species <20% cover of the area of undisturbed ground	Pass												

D1. >90% of hedgerow and undisturbed ground is free from Invasive Non-native species	Pass												
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Fail												The hedgerow will be adjacent to a hardstanding footpath.
Overall Condition	Moderate												

DRAFT

5 References

Baker, J., Hoskin, R. and Butterworth, T. (2019). Biodiversity net gain. Good practice principles for development: A practical guide.

Basingstoke and Deane (2010). Hedgerows – A Guide to their Management.

Boissery, M (2016). The Creation and Management of Meadows. Available URL: https://www.umdsmartgrowth.org/wp-content/uploads/2018/09/plsc.480.1.the_creation_and_management_of_meadows.pdf. [Last accessed: 03/07/2023].

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023). *UK Habitat Classification – Habitat Definitions V2.0*.

CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.

Department for Environment, Food & Rural Affairs (2025a). Statutory Biodiversity Metric: User Guide.

Department for Environment, Food & Rural Affairs (2025b). Statutory Biodiversity Metric Condition Assessments.

Jarvis, D (2014). *WILDFLOWER MEADOW Creation and management in land regeneration*. The Land Regeneration and Urban Greenspace Research Group. Available URL: https://cdn.forestresearch.gov.uk/2022/02/bpg_15.pdf [Last accessed 03/07/2023].

Lowe, S., Repper, L. and Wallace, S.G. (2012) Notes on Tree Planting and the Use of Native Species in North East England.

Scott, R (2008). Wildflower Landscapes in the Urban Environment. In Hitchmough, J & Fieldhouse, K (ed.) *Plant User Handbook: A Guide to Effective Specifying*. John Wiley & Sons, pp. 258–266.

Stace, C. (2010). *New Flora of the British Isles*. 3rd ed. Cambridge: Cambridge University Press.

The Tree Council (2007). *Managing and Caring for Trees*.

Urban Green (2025a). Preliminary Ecological Appraisal (PEA). Ref: UG_2266_ECO_PEA_01.

Urban Green (2025b). Biodiversity Net Gain Design Stage Assessment. Ref: UG_2266_ECO_BNG_02.

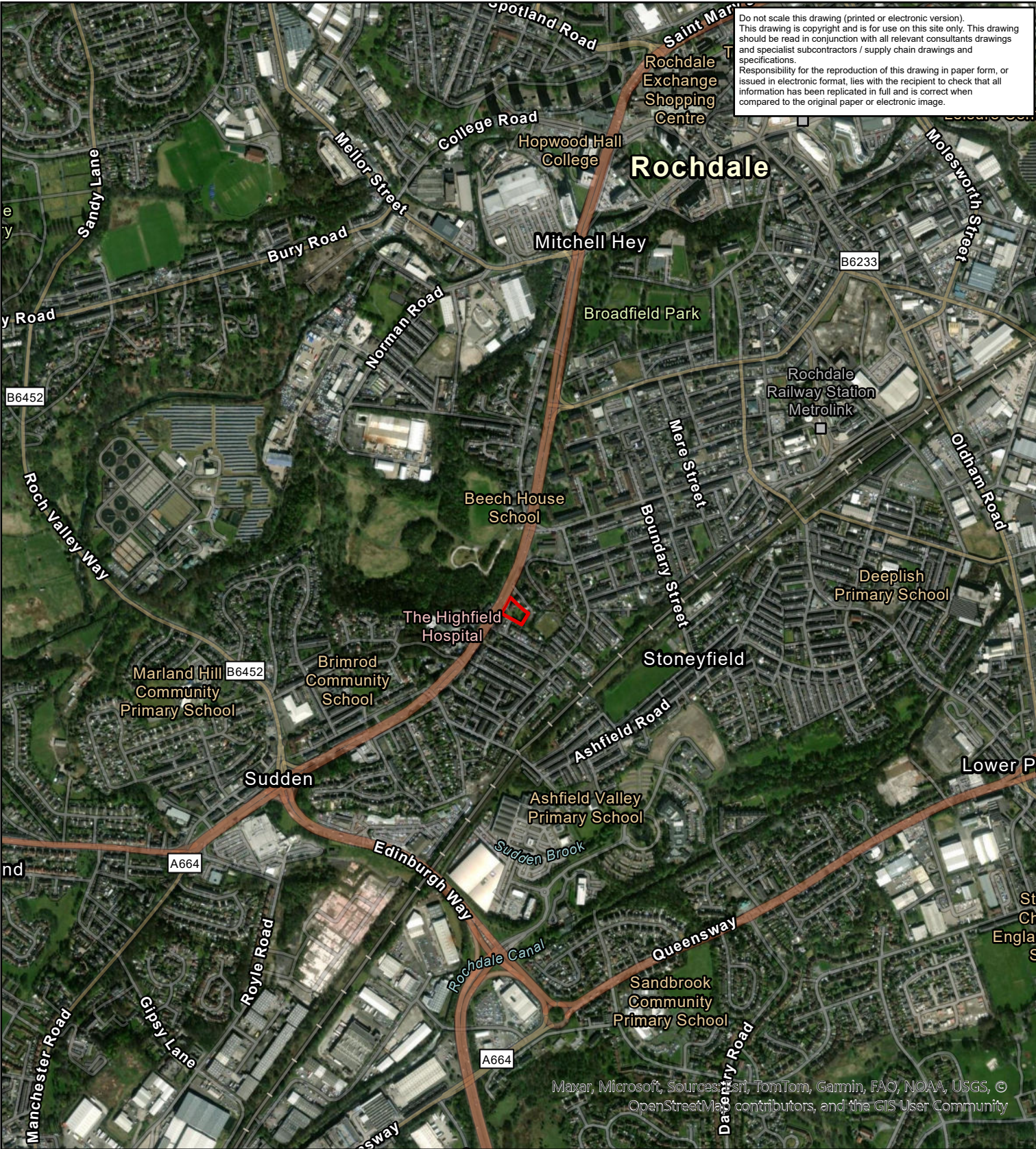
Urban Green (2025c). Proposed Landscape Plan. Ref: UG_2266_LAN_GA_DRW_01.

Urban Green (2025d). Arboricultural Impact Assessment (AIA). Ref: UG_2266_ARB_AIA_REV_00_FINAL.

Wildlife and Countryside Act (1981).

APPENDIX 1 - SITE CONTEXT MAP

U R B A N
G R E E N



Legend: Red Line Boundary		1 Kilometers		N		
Client:	Mosaic Town Planning	Issue:	01	Figure:	01	URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk
Project:	185 Manchester Road	Scale @ A4			1:12,000	
Title:	Site Context	Approved by:	CL	Checked by:	OJ	
Drawing Ref:	UG_2266_SITE_CONTEXT	Author:	CL	Date:	27/01/2025	

APPENDIX 2 - DESIGNATED SITE MAP

U R B A N
G R E E N



U R B A N
G R E E N

Legend

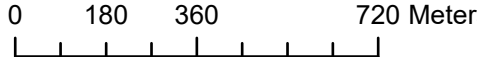
2km Buffer

Red Line Boundary

Sites of Special Scientific Interest (England)

Special Areas of Conservation (England)

N



Do not scale this drawing (printed or electronic version).
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Client: Mosaic Town Planning		
Project: 185 Manchester Road		
Title: Designated Sites Results		
Issue: 01	Figure: 00	
Drawn: CL	Checked: WG	Approved: WG
Project: UG2266	Scale @ A3: 1:15,000	Date: 17/07/2025
Dwg No: UG_2266_ECO_DS_01		Revision: 01

APPENDIX 3 - PHOTOGRAPHS OF THE SITE

U R B A N
G R E E N



Photograph 1: Northern aspect of the building



Photograph 2- Southern aspect of the building



Photograph 3: Urban trees within bare ground



Photograph 4: Rhododendron (*Rhododendron ponticum*) trees within vegetated garden



Photograph 5: Overview of the garden area.



Photograph 6: Ornamental hedgerow present on site.



Photograph 7: Sycamore (*Acer pseudoplatanus*) tree present (T4)



Photograph 8: Leyland cypress (*Cupressus x leylandii*) trees present in corner of site



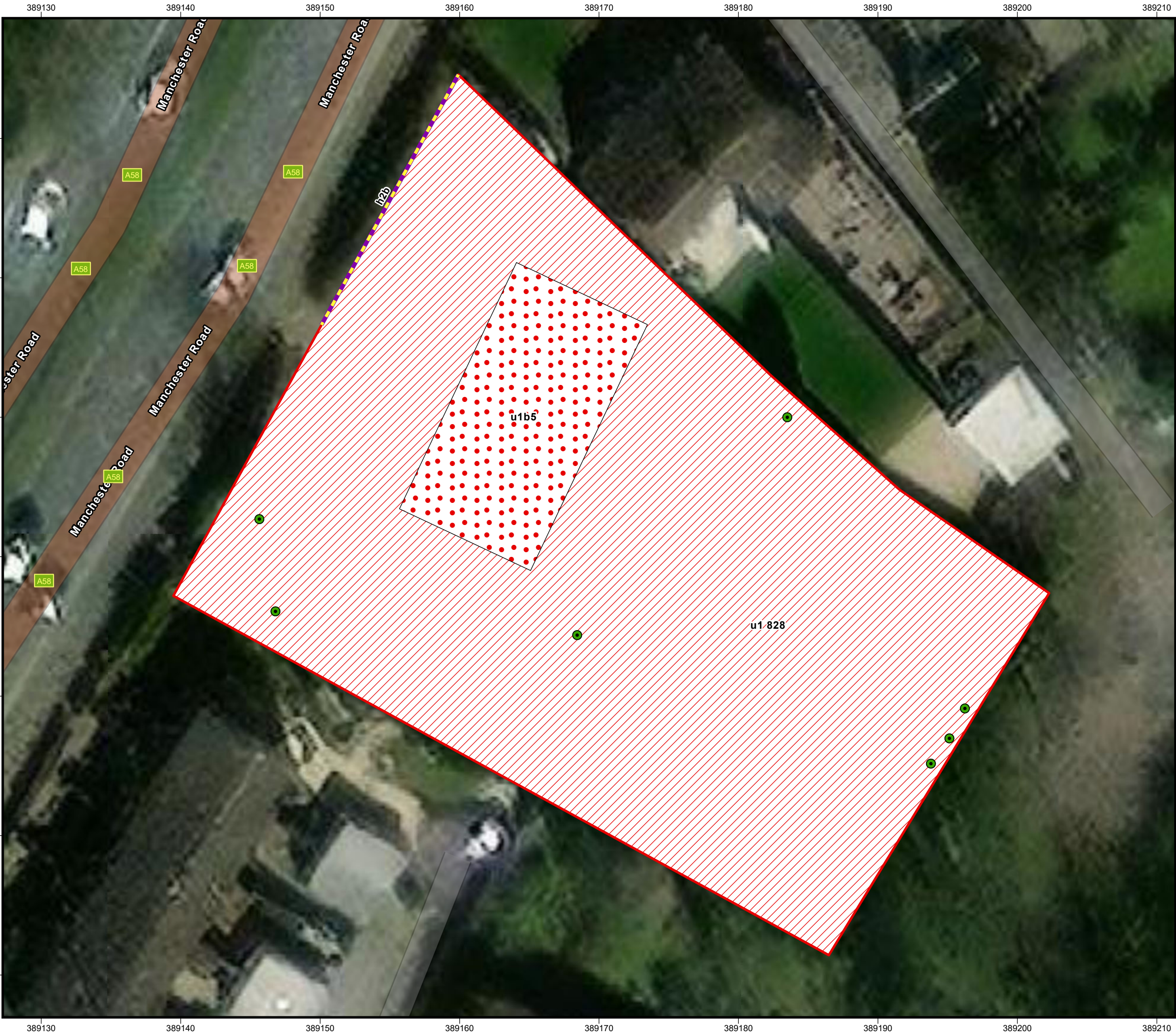
Photograph 9: Schedule 9 variegated yellow archangel (*Lamium galeobdolon*)



Photograph 10: Sessile Oak (*Quercus petraea*) (T3).

APPENDIX 4 - BASELINE HABITAT MAP

U R B A N
G R E E N

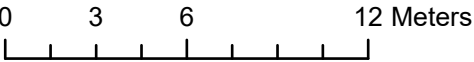


U R B A N G R E E N

Legend

- Red Line Boundary
- Building
- Vegetated garden
- Other hedgerows
- Tree

TN1 - Cotoneaster sp
TN2 - Deadwood pile
TN3 - Variegated Yellow Archangel
TN4 - Rhododendron



Do not scale this drawing (printed or electronic version).
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Client:		Mosaic Town Planning	
Project:		185 Manchester Road	
Title:		UKHAB Habitat Map	
Issue:		Figure:	
01		00	
Drawn:	Checked:	Approved:	
CL	OJ	OJ	
Project:	Scale @ A3:	Date:	
UG2266	1:250	30/06/2025	
Dwg No:		Revision:	
UG_2266_BNG_HM_01		01	

APPENDIX 5 - TREE CONSTRAINTS PLAN

U R B A N
G R E E N



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site.

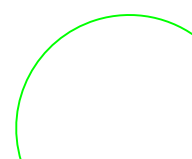
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

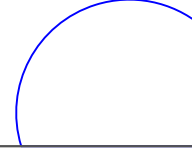
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

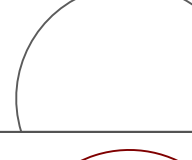
Notes:-



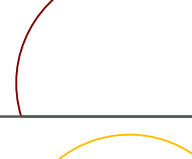
BS 5837: 2012 Retention Category A Tree, Group or Hedge



BS 5837: 2012 Retention Category B Tree, Group or Hedge



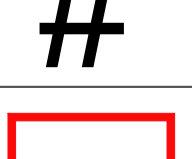
BS 5837: 2012 Retention Category C Tree, Group or Hedge



BS 5837: 2012 Category U Tree, Group or Hedge



Root Protection Area (RPA)



Position Estimated on Site



Redline Site Boundary

01	01/07/25	UPDATED PROPOSAL	AH	GM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

URBANGREEN

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:

CITYSIDE
UK LTD.

Project:

185 MANCHESTER
ROAD, ROCHDALE

Title:

TREE CONSTRAINTS PLAN

Issue:

PLANNING

Drawn:	AH	Checked:	AB	Approved:	AB
Project:	UG2266	Scale @ A1:	1:200	Date:	24/11/23
Dwg No:	UG_2266_ARB_TCP_01	Revision:	01		

APPENDIX 6 - PRIMARY AND SECONDARY CODES

Primary Code	Definition
u1	Built up areas and gardens
u1b5	Building
h2b	Non-native and ornamental hedgerow
Secondary code	Definition
828	Vegetated gardens

APPENDIX 7 - PROPOSED LANDSCAPE PLAN

U R B A N
G R E E N



KEY

Soft Works

- Existing Trees**
to be retained - refer to arboricultural drawings
- Proposed Tree Planting**
Species and stock size tbc
- Proposed Specimen Shrub Planting**
Species and container size tbc
- Proposed Hedge Planting**
Species tbc
- Proposed Ornamental Shrub Planting**
Ornamental shrub mix.
- Proposed Semi-Native Shrub Planting**
Semi-native shrub mix.
- Proposed Sensory Mixed Planting**
Herbaceous/ grass perennial & shrub mix.
- Proposed Turf Grass**
To lawn.
- Proposed Wildflower Meadow**
Species rich grass & wildflower seed mix.

Plant Schedule						
QTY	UNIT	CODE	PLANTNAME	STOCK	SIZE	SPACING
Shrubs						
5 No.	Ame lam		Amelanchier lamarckii	C SL	40-60cm	3/m2
2 No.	Fat jap 5L		Fatsia japonica	C SL	40-60cm	3/m2
QTY	UNIT	CODE	PLANTNAME	STOCK	FORM	GIRTH HEIGHT
Trees						
2 No.	BET PUB hs		Betula pubescens	FB	STD	12-14cm
1 No.	CRA LAE hs		Qataegus laevigata	FB	STD	12-14cm
2 No.	Pru pad hs		Prunus padus	FB	STD	12-14cm
QTY	UNIT	CODE	PLANTNAME	STOCK	SIZE	
Hedges						
39 m	Fas Hedge		Fagus sylvatica		C 10L	40-60cm
156 No.	Plants spaced @4/m in a Double Staggered Row					
PERCENT	QTY	UNIT	PLANTNAME	STOCK	SIZE	
Hedge Mixes						
30m NATIVE HEDGE MIX 11	planted @6/m in a Double Staggered Row					
20%	36 No.		Acer campestre	B Trans	80-100cm	
20%	36 No.		Carpinus betulus	B Trans	60-80cm	
10%	18 No.		Cornus sanguinea	B Trans	60-80cm	
45%	81 No.		Corylus avellana	B Trans	60-80cm	
5%	9 No.		Fagus sylvatica	B Trans	60-80cm	
To be planted in species groups of approximately 10.						
PERCENT	QTY	UNIT	PLANTNAME	STOCK	SIZE	
Plant Mixes						
20m2 ORNAMENTAL SHADE MIX	planted @7/m2					
10%	14 No.		No. Epimedium x rubrum	C 2L	20-30cm	
5%	7 No.		No. Aestralia 'White Angel'	C 2L	20-30cm	
10%	14 No.		No. Tiarella 'Spring Symphony'	C 2L	20-30cm	
10%	14 No.		No. Athyrium niponicum pictum	C 1L	10-20cm	
10%	14 No.		No. Dryopteris erythrosora	C SL	30-40cm	
5%	7 No.		No. Ligularia 'Little Rocket'	C SL	30-40cm	
10%	14 No.		No. Asarum europaeum	C 1L	10-20cm	
10%	14 No.		No. Hakonechloa macra	C SL	30-40cm	
15%	21 No.		No. Ophiopogon japonicus	C 1L	10-20cm	
15%	21 No.		No. Carex oshimensis 'Intense Green'	C SL	20-30cm	
Individual varieties to be planted in groups of 3, grasses in groups of 5.						
Groundcover and smaller species plants to be located to the front of the planting beds.						
87m2 GENERAL WILDFLOWER MEADOW MIX	planted @1/m2					
100%	87 No.		No. B.M2 Standard General Purpose Meadow Mixture	Seed		
Seeded at 4g/m2 over prepared ground						
17m2 Sensory Mix	planted @5/m2					
15%	13 No.		Fragaria vesca	C 1L	20-30cm	
15%	13 No.		Galium odoratum	C 1L	30-40cm	
15%	13 No.		Geranium phaeum 'Samobor'	C 1L	30-40cm	
15%	13 No.		Salvia sylvestris 'Mainacht'	C 1L	30-40cm	
15%	13 No.		Sipa tenuissima	C 1L	40-60cm	
10%	9 No.		Echinacea purpurea	C 1L	40-60cm	
5%	4 No.		Acanthus mollis	C 1L	40-60cm	
5%	4 No.		Echinops ritro 'Veitch's Blue'	C 1L	40-60cm	
5%	4 No.		Foeniculum vulgare 'Purpureum'	C 1L	40-60cm	
Individual varieties to be planted in groups of 1, 3 or 5.						
Notes and Abbreviations						
B	= Bare root (bagged).					
C	= Container (or pot) grown, followed by size of the container (or pot).					
FORM	= Shape of tree as supplied by the nursery.					
QTY	= Quantity					
FB	= Rootballed (balled and wrapped).					
SIZE	= Height or Spread of juvenile plant.					
Std	= (clear stem) Standard					
STOCK	= Root condition/protection method eg Bare root.					
Trans	= Transplant (or undercut seedling).					
- Refer to specification for further information.						
- All plants to be completely hardened off						
- Substitutions to be agreed with Landscape Architect.						

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-



P05	11/07/25	PLANT SCHEDULE ADDED	IG	SW
P04	07/07/25	UPDATED TO COMMENTS	MA	SW
P03	27/06/25	UPDATED TO COMMENTS	MA	SW
P02	24/06/25	FIRST ISSUE	MA	SW
P01	02/02/24	DRAFT ISSUE	RS	SA
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client: **CITY-SIDE (T/A CS MANCHESTER ROAD LIMITED)**

Project: **185 MANCHESTER ROAD, ROCHDALE**

Title: **SOFT LANDSCAPE PLAN**

Issue: **PLANNING**

Drawn: RS	Checked: SA	Approved: MT
-----------	-------------	--------------

Project: UG2266	Scale @ A2: 1:200	Date: 02/02/24
-----------------	-------------------	----------------

Dwg No: UG_2266_LAN_SL_DRW_301	Revision: P05
--------------------------------	---------------

APPENDIX 8 - HABITAT RETENTION PLAN



U R B A N
G R E E N

Legend

Red Line Boundary

Lost

N

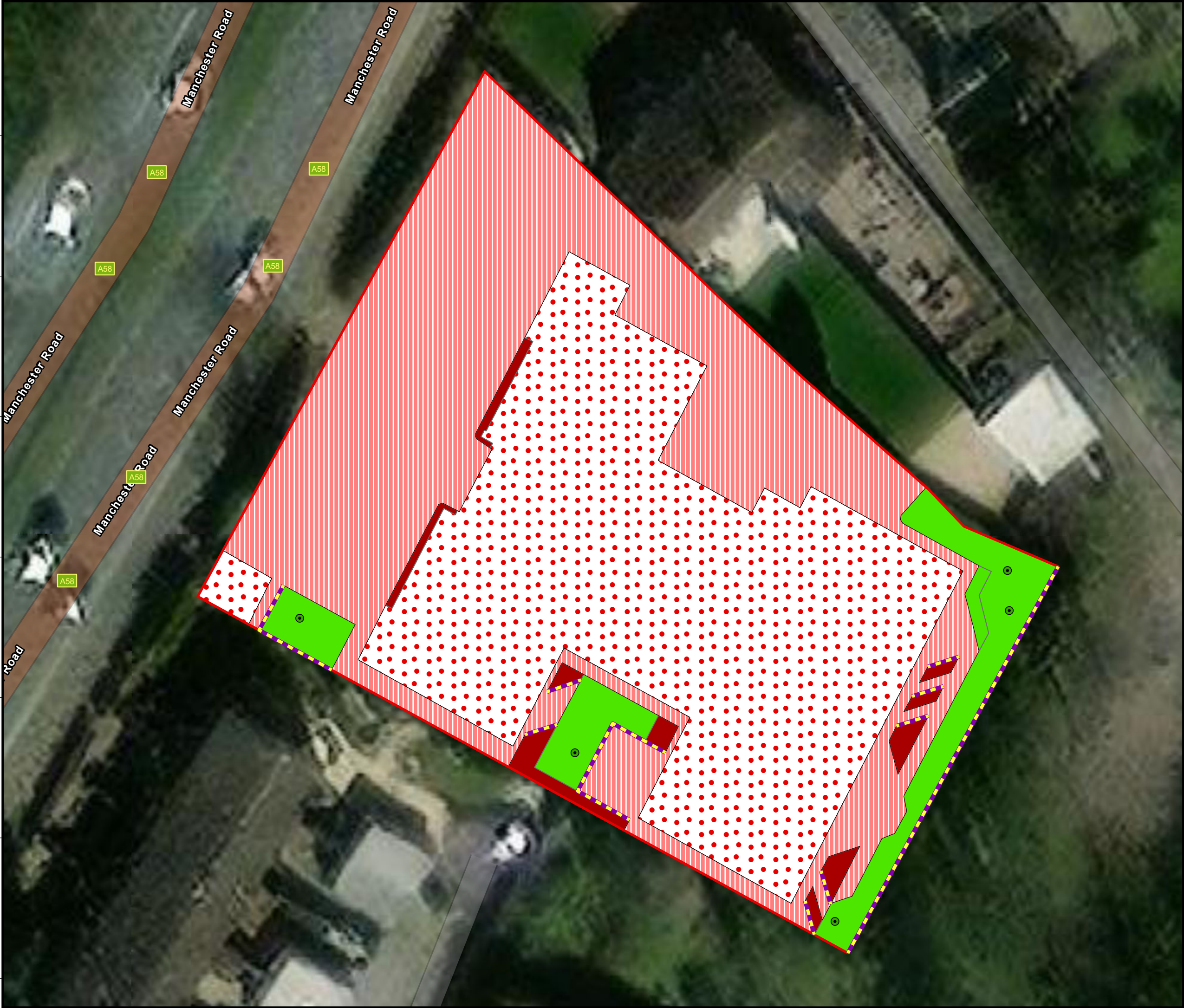
0 3 6 12 Meters

Do not scale this drawing (printed or electronic version).
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Client: Mosaic Town Planning		
Project: 185 Manchester Road		
Title: Habitat Retention		
Issue: 01	Figure: 00	
Drawn: CL	Checked: WG	Approved: WG
Project: UG2266	Scale @ A3: 1:250	Date: 10/07/2025
Dwg No: UG_2266_ECO_HR_01		Revision: 01

APPENDIX 9 - POST- DEVELOPMENT HABITAT MAP

U R B A N
G R E E N



U R B A N
G R E E N

Legend

Red Line Boundary

Building

Introduced shrub

Modified grassland

Developed land sealed surface

Native hedgerow

Tree

N

03612 Meters

412330

412320

412310

412300

412290

412280

412270

389130389140389150389160389170389180389190389200

Do not scale this drawing (printed or electronic version).
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Client:

Mosaic Town Planning

Project:

185 Manchester Road

Title:

Post Development UKHAB Habitat Map

Issue:

01

Figure:

00

Drawn:

CL

Checked:

WG

Approved:

WG

Project:

UG2266

Scale @ A3:

1:250

Date:

10/07/2025

Dwg No:

UG_2266_BNG_PDHM_01

Revision:

01

APPENDIX 10 - INVASIVE AND NON-NATIVE SPECIES

- 5.1.1.1 An invasive, non-native species is a species that is present outside of its native range but has established populations after accidental or intentional introduction to a geographical region. These species have negative ecological impacts on the environments in which they are present by outcompeting native flora and fauna for resources, facilitating the spread of disease, and interrupting natural food webs.
- 5.1.1.2 Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 list the species within the UK which are considered invasive and are damaging to biodiversity. It is the legal responsibility of the landowner to control populations of invasive species and prevent their growth and spread.
- 5.1.1.3 Variegated yellow archangel (*Lamium galeobdolon subsp. Argentatum*) was present on site and the appropriate management techniques should be followed to eradicate this from site and prevent regeneration at a later date. It should be noted that some invasive non-native plants are very fast spreading and therefore the potential for these species to be introduced to the site at a later date cannot be ruled out.

The table below details common invasive, non-native species listed on Schedule 9 and the Invasive Alien Species Order 2019 and how to identify them. If any are identified onsite, a professional management company that specialises in invasive species should be contacted immediately.

Common name (scientific name)	Identification		
Himalayan balsam (<i>Impatiens glandulifera</i>)	• Green or red stems • Serrated oval leaves growing in a whorl round the stem • Bright pink flowers		

Giant Hogweed	• Up to 4m in height • Large white flower clusters • Green stem with purple blotches • Large compound leaves with serrated edges, up to 1.5m across			
Japanese knotweed (<i>Fallopia japonica</i>)	• Bamboo like stems with purple flecks • Large, shovel shaped leaved • Cream/white clustered flowers			
Rhododendron (<i>Rhododendron</i> spp.)	• Woody stems • Oval, dark green, glossy leaves • Dense clusters of flowers of various colours			

Montbretia (<i>Crocasmia x crocosmiiflora</i>)	• Low growing plant • Long, thin, light green leaves • Bright orange flowers		
Cotoneaster (<i>Cotoneaster</i> spp.)	• Genus of flowering plants • Dense, shrubby growth • Small, shiny, dark green leaves • Small white or pink berries with red berries in autumn		
Variegated yellow archangel (<i>Lamium galeobdolon</i> subsp. <i>Argentatum</i>)	• Low growth which forms carpets on the ground • Opposite, variegated leaves • Small, round, yellow flowers		