

FAO Daniel Cohen

185 Manchester Road,
Rochdale,
OL11 3QY

Date 03/07/2025

Project Ref UG2266

Dear Daniel,

Following the visit to 185 Rochdale Road, I can confirm that a site walkover was conducted on the morning of 30th June 2025. The weather conditions were 27°C, Clear sky (1/8 oktas) with a windspeed of 1 on the Beaufort scale.

Scope of Works

The proposals include replacing the existing residential property with an 74-bed dementia care residential apartment with associated hard and soft landscaping.

Ecological Background

Preliminary Ecological Appraisal and Preliminary Roost Assessment (Urban Green, 2023)

Urban Green previously completed a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) at the site on 16th November 2023 (Ref. UG2266_ECO_PEA_01). The site was found to comprise a large red brick early 20th-century residential building, with heavily maintained grassland, hedgerows and entirely ornamental trees/plants.

The building was assessed for its suitability to support roosting bats during the internal and external PRA. It was assessed as having 'negligible' potential for roosting bats, with no visible potential roosting features (PRFs) recorded.

Trees on site were also assessed as having negligible potential for roosting bats, with no visible PRFs recorded.

The site was considered to provide suitability for common amphibians, nesting birds, commuting and foraging bats, hedgehog and badger (in a commuting and foraging context only).

The recent walkover was commissioned to identify any changes to site conditions since that assessment.

Results

The site was found to be unchanged since the PEA, comprising a large red brick building (u1b5), developed land (u1b) forming a parking area, and a private garden of heavily maintained modified grassland (g4), bare ground (u1 109 1150), other hedgerows (h2b), introduced shrub (u1 109 1150 1160), line of trees (w1g6) and scattered urban trees. Schedule 9 invasive non-native species identified within the grassland included variegated yellow archangel (*Lamiastrum galeobdolon* subsp. *argentatum*) (TN3), a large rhododendron (*Rhododendron ponticum*) (TN4), and an unidentified species of cotoneaster (*Cotoneaster* sp.) (TN1).

All habitats and vegetation (including invasive plant species) remained consistent with the PEA. No changes to habitat composition or suitability for protected species were identified. Invasive species on site have been added to the habitat map, which can be found in Appendix 1.

Recommendations

Mitigation Measures

- Precautionary working methods (recommended in the PEA) are to be written within a Precautionary Method of Works document (PMoW) during the construction phase for common amphibians, foraging and commuting bats (including lighting mitigation), hedgehogs, badgers and nesting birds.
- Vegetation removal to be completed outside of the breeding bird season (March to September, inclusive). Should this not be feasible, a Nesting Bird Check is to be completed by a qualified ecologist within 48 hours of removal.
- Mapping and removal of the aforementioned invasive, non-native flora species prior to development by an invasive species specialist.

Ecological Enhancements

- Installation of bat and bird boxes on new buildings/retained mature trees,
- Planting and/or retaining linear features such as hedgerows,
- Inclusion of 'hedgehog highways' within new/existing fencing,
- Incorporation of an ecologically sensitive planning scheme on the site.

The findings and recommendations outlined in the PEA remain valid, with the addition that precautionary working methods should be formally incorporated into a PMoW document.

Please let me know if you require any further information.

Yours sincerely

Olivia Jones

Assistant Ecologist



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U R B A N G R E E N

Legend

- Red Line Boundary
- Modified grassland
- Building
- Developed land Sealed surface
- Bare ground
- Introduced shrub
- Line of trees
- Other hedgerows
- Urban Tree
- Target Note
 - TN1 - Cotoneaster sp
 - TN2 - Deadwood pile
 - TN3 - Variegated Yellow Archangel
 - TN4 - Rhododendron



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Client: Mosaic Town Planning		
Project: 185 Manchester Road		
Title: UKHAB Habitat Map		
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Project: UG2266	Scale @ A3: 1:250	Date: 30/06/2025
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