

Plot J2 Kingsway Business Park, James Kearns Avenue, Rochdale

784-B070935

Biodiversity Enhancement Report

To inform Planning Condition 5 of planning permission 25/00369/FUL

Lysander Associates

October 2025

Document prepared on behalf of Tetra Tech Limited.



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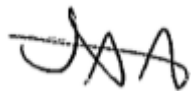
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Date:	September 2025	Checked by:	Jade Armstrong BSc (Hons) MSc ACIEEM Senior Ecologist 
Status:	Final	Approved by:	Candice Howe CEcol MCIEEM Associate Ecologist 
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Date:	October 2025		

Status:	Final	Approved by:	Dave Byett BSc (Hons) MSc MCIEEM Principal Ecologist 
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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The Site is approx. 2.27ha in size and located at Kingsway Business Park in Rochdale, centred at Ordnance Survey National Grid Reference (SD 91378 11496).
Proposals	The Proposed Development is for elevation alterations to include the installation of louvres and installation of ancillary infrastructure for staff welfare, maintenance, security and site operations (including details of sprinkler tank and pump house, amendments to retaining wall and installation of metal grid ramp) and amendments to lighting. The Proposed Development will not involve the demolition of any buildings or removal of habitat other than hardstanding. Permission from Rochdale Borough Council has been granted subject to conditions outlined in the Decision Notice associated with the planning reference: 25/00369/FUL.
Planning Condition	<i>Condition 5: Prior to the development hereby approved being brought into first use, a scheme of biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved enhancements shall be implemented within six months of the development first being brought into use. Reason: In achieving a biodiversity enhancement in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.</i>
Protected and Notable Species on Site	Suitability for the following species within the site or immediately adjacent were identified by Tetra Tech: badger, bats, birds, amphibians, water vole, hedgehog, invertebrates and invasive species.
Recommendations	Pole mounted bat and bird boxes are recommended to create additional roosting and nesting opportunities on site within the design. The design should also include an insect hotel. The invasive plant species, Hollyberry, can be removed for further enhancement.
Conclusion	Provided the measures within this report for enhancement can be adopted, it is anticipated that Condition 5 of the Decision Notice will be satisfied.

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech Limited (Tetra Tech) was commissioned by Lysander Associates to produce a Biodiversity Enhancement report in relation to Condition 5 of planning permission 24/00788/DOC of Plot J2 Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NG, hereafter referred to as “the Site”.

This report has been prepared by Consultant Ecologist Ashleigh Toomey BSc (Hons) and conditions pertinent to it are provided in Appendix A.

1.2 SITE DESCRIPTION

The 2.27 hectare (ha) site is located at Kingsway Business Park in Rochdale and is centred at Ordnance Survey National Grid Reference SD 91378 11496 (Appendix B). The Site comprises of a large unoccupied commercial plot within the Kingsway Business Park including a commercial building with areas of hardstanding and soft landscaping within the Site. The southern boundary is formed by James Kearns Avenue with an Asda distribution depot beyond; to the west is another recently constructed commercial unit and to the east are further buildings and roads within the Kingsway Business Park. To the north is an area of natural habitat, with aerial imagery suggesting scrub, scattered trees, and grassland, and beyond that the urban area of Rochdale.

1.3 DEVELOPMENT PROPOSALS

The Proposed Development is for elevation alterations to include the installation of louvres and installation of ancillary infrastructure for staff welfare, maintenance, security and site operations (including details of sprinkler tank and pump house, amendments to retaining wall and installation of metal grid ramp) and amendments to lighting. The Proposed Development will not involve the demolition of any buildings or removal of habitat other than hardstanding.

1.4 PLANNING HISTORY

On the 2nd April 2025 planning permission was sought for the proposal. Planning Permission from Rochdale Borough Council was granted on the 2nd July subject to conditions outlined in the Decision Notice associated with the planning reference: 25/00369/FUL.

Rochdale Borough Council issued a Decision Notice on the 2nd July 2025 permitting the development 25/00369/FUL with the following planning condition relating to biodiversity:

Condition 5:

Prior to the development hereby approved being brought into first use, a scheme of biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved enhancements shall be implemented within six months of the development first being brought into use.

Reason: In achieving a biodiversity enhancement in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

1.5 VALIDITY

This report will remain valid for 18 months from the date of the ecological walkover by Tetra Tech in January 2025 (until 30th September 2026) in accordance with CIEEM's guidance on the lifespan of ecological reports (CIEEM, 2019). After this time, it may be appropriate to consult an ecologist to confirm if an update assessment is required. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the habitats present, red line boundary, or any future development proposals.

2.0 BASELINE BIODIVERSITY

The preliminary ecological walkover by Tetra Tech in January 2025 has been used to inform this report. Key details from the report are detailed below.

2.1 HABITATS

An preliminary ecological walkover by Tetra Tech in January 2025 identified habitats on site have been listed below:

- Sparsely vegetated urban land; Bare ground, Recent management (u1f 510 517);
- Other developed land; Non-native, Introduced shrub (u1b6 523 847);
- Bramble scrub (h3b);
- Buildings; Commercial building (u1b5 815);
- Developed sealed surface; Car parks (u1b 804); and
- Modified grassland (g4);

The habitats on the Site were considered common and widespread, ranging from buildings and hardstanding elements to soft landscaping.

Invasive Species

Hollyberry cotoneaster *Cotoneaster bullatus* was identified within introduced planting scrub.

2.2 PROTECTED AND NOTABLE SPECIES

A preliminary ecological walkover by Tetra Tech in January 2025 identified the sites suitability for protected and notable species are detailed below.

Badger

Badgers and their setts are protected from disturbance, damage and harm under the Protection of Badgers Act 1992.

No signs of badger *Meles meles* activity were recorded within the Site boundary and survey buffer and are considered likely absent from site.

Bats

Bats are fully protected under the Habitats Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Further assessment is required to inform the proposals and any licensing requirements.

Roosting trees: No trees within the Site offer potential roosting features for bats, however there was one tree identified within the survey buffer noted to have suitable roosting potential (PRF-I); however, this is approximately 25m from the Site boundary.

Roosting buildings: B1 was assessed as being negligible for bat roosting potential.

Foraging and Commuting: The site was assessed as offering negligible foraging suitability.

Breeding birds

Breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended), while Schedule 1 species are further protected, meaning it is an offence to disturb individuals of these species when they are at or near an active nest.

Birds could potentially use the site for nesting and foraging, particularly within the introduced scrub, and diverse bird populations may utilise the wider area.

Great crested newt and common amphibians

Great crested newt (GCN) *Triturus cristatus* are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c) Regulations 1994. It is an offence to intentionally or recklessly kill, injure or take a GCN. It is also an offence to intentionally or recklessly damage, destroy or obstruct access to any place that a GCN uses for shelter or protection, or to disturb a GCN while it is occupying such a place. Common toads *Bufo bufo* are protected under Section 41 of the Natural Environment and Rural Communities 2006 Act which requires planning authorities to ensure common toads are protected from the adverse effects of development. Other common amphibians are protected under Schedule 5 of the *Wildlife and Countryside Act 1981 (as amended)*. It is an offence to intentionally kill, injure or take an amphibian.

There are no waterbodies within the Site boundary and the habitats within the Site are sub-optimal for GCN and common amphibians. The habitats on Site were developed land and areas of closely mown grassland, however there is a potential for amphibians to use the terrestrial and aquatic habitats in the surrounding landscape which provide more favourable conditions although based on desk study information, it is considered unlikely GCN are present within the wider landscape.

Water Vole

Water voles *Arvicola amphibius* are protected under Schedule 5 of the *Wildlife and Countryside Act 1981 (as amended)*. It is an offence to intentionally kill, injure or take a water vole, and destroy or damage a water vole burrow.

There are no suitable habitats for water vole within the Site boundary. The ditch to the immediate east of the Site is suitable with desk study records indicating presence.

Hedgehog

Mammals in general are protected from cruel acts under the *Wild Mammals (Protection) Act 1996*. This act makes it an offence for any person to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

Habitats considered largely unsuitable for hedgehog *Erinaceus europaeus* with security perimeter fence restricting commuting, however there is a low risk of transient individuals being present within Site.

Invertebrates

The site is sub-optimal for invertebrates and offers limited opportunities and as such is unlikely to be a unique or notable resource within the landscape.

3.0 ENHANCEMENT RECOMMENDATIONS

It is a requirement of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, December 2024) and the Local Plan (Policies DM1 and G7, Rochdale Borough Council (2016)) to provide enhancements for biodiversity as part of development. Based on the existing information relating to the site, the following measures are proposed to enhance the site for species considered to be of relevance either due to their presence being identified or suitable habitats present.

Enhancement recommendations were informed by the preliminary ecological walkover by Tetra Tech in January 2025 to satisfy Condition 5 of the planning discharge.

3.1 HABITATS

The suggested enhancement measures identified for habitats identified on ecological walkover by Tetra Tech in January 2025 are detailed in Table 1 below.

Table 1: Habitat Enhancement Recommendations based on the preliminary ecological walkover by Tetra Tech.

Habitats	Enhancement Recommendations
Invasive Species	• 'Removal of Cotoneaster and replace with native shrub/scrub habitats.'

3.2 PROTECTED AND NOTABLE SPECIES

The enhancement measures identified for protected and notable species on ecological walkover by Tetra Tech in January 2025 are detailed in Table 2 below.

Table 2: Protected and Notable Species Enhancement Recommendations based on the preliminary ecological walkover by Tetra Tech.

Species	Enhancement Recommendations
Badger	'N/A: there are no opportunities for onsite enhancements.'
Bats	• 'Increase roosting opportunities on Site through the installation of bat boxes.'
Birds	• 'Enhancements can be implemented on Site by erecting bird boxes where possible.'
Great crested newt and common amphibians	'N/A: there are no opportunities for onsite enhancements.'
Water Vole	'N/A: there are no opportunities for onsite enhancements.'
Hedgehog	'N/A: the Site will be subject to continuous human disturbance and enhancement and opportunities that could increase mammal presence on site should be discouraged.'
Invertebrates	• 'Adding butterfly banks and/or insect hotels would further enhance the site for a range of invertebrate species.'

Further detail has been provided below in Section 4.0 below.

4.0 ENHANCEMENT FEATURES

The approved enhancements shall be implemented within six months of the development first being brought into use as detailed in Condition 5 of planning Reference 25/00369/FUL.

Indicative locations for enhancement features are provided in Figure 1. This will allow placement of features to be best matched with retained features in the landscape.

4.1 BAT BOXES

The installation of a total of two general purpose bat boxes (Schwegler 1FF, or similar) mounted on one pole is recommended to increase the bat roosting provision for the site. Indicative locations for two bat boxes to be placed within the site are provided in Figure 1. These boxes will be located away from construction or any operational lighting and positioned in the west of the site. The locations may change dependent on the practicalities of erecting the poles.



Plate 1. Schwegler 1FF Bat Box

When placing bat boxes, the following recommendations must be considered:

- Installed between 4m and 6m above the ground to avoid disturbance;
- Facing a south-eastern to south-western aspect;
- Placed out of the way of strong winds;
- Positioned where the box can get sun for part of the day;
- Positioned to avoid any direct or indirect light spill from existing or new artificial light sources; and
- Positioned to ensure bats have a clear flight path without any obstructions directly in front of the box.

If possible, the erection of bat boxes should be undertaken during winter months to allow weathering in prior to the active season.

With regards to maintenance, boxes such as the Schwegler 1FF are self-cleaning and do not require any cleaning inspections. **Once bat boxes are installed, any repairs or inspections must be undertaken by an ecologist with an appropriate Natural England Class 2 bat survey licence.**

4.2 BIRD BOXES

The installation of bird boxes is recommended on the existing fence line on site or to be installed on a pole or fence.

Four general purpose bird boxes (Schwegler 1B or similar) will be installed on the fence line or an installed pole onsite a minimum of 3–5m above ground level. Indicative locations are provided within Figure 1.



Plate 2. General purpose bird boxes (Schwegler 1B)

When placing bird boxes, the following recommendations will be considered:

- Located away from construction or any operational lighting;
- Positioned on the northwest or northeast of aspect of fence or pole;
- Installed between 1.5m and 3 m off the ground;
- Ensure birds have a clear flight path without any cluttered branches directly in front of the nest box; and
- Tilt box slightly forward so that rain will hit the roof and bounce clear.

4.3 INSECT HOTEL

One invertebrate box (insect hotel) will be installed along the northwestern boundary of the site. One option is depicted below (CJ Wildlife Insect Tower) and is available via NHBS (www.nhbs.com), however similar specifications are available.



Plate 4: CJ Wildlife Insect Tower

The different sections of the Insect Tower have been designed to provide a habitat for a variety of insect species. The nesting tubes are ideal for solitary bees to build their nests in; the vertical slots are designed to encourage butterflies; other refuge holes are perfect for ladybirds and lacewings; and the pinecones offer an excellent habitat for a range of other species. Similarly, to the bat features, insect hotels are best situated facing away from prevailing winds and positioned in sunlight or light shade therefore, south facing aspects are preferable. The insect hotel should be installed approximately 1.5m off the ground and made secure.

5.0 MAINTENANCE OF ENHANCEMENT FEATURES

Table 2 below summarises the recommendations for the maintenance of the above enhancement features.

Table 2: Summary of Management Requirements

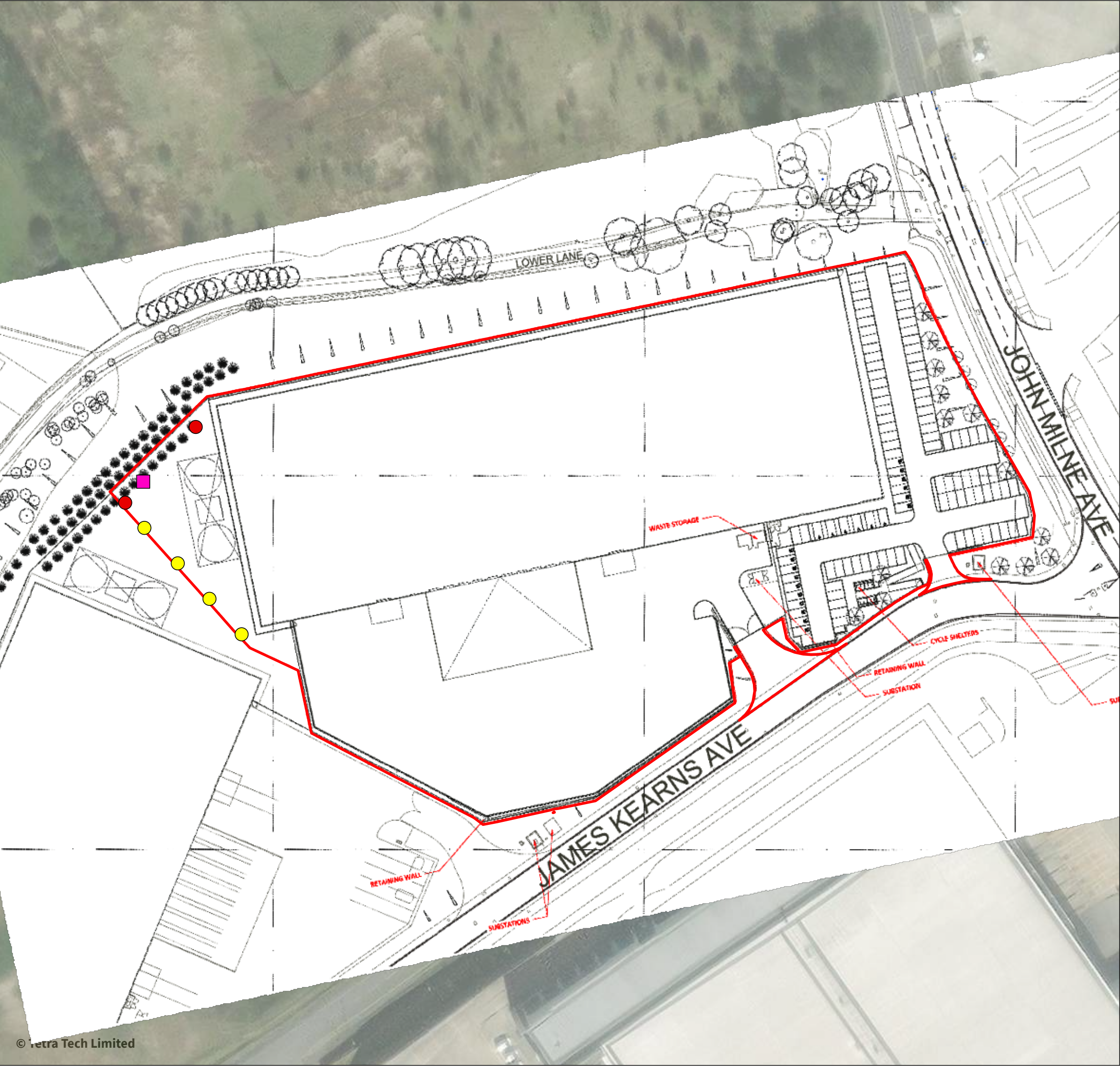
Feature	Management	Timing
Bat Boxes	The Schwegler 1FF is a self-cleaning bat box and it is recommended that any equivalent used has an opening at the bottom in order to avoid the requirement of manual cleaning. Bat boxes should be checked each year from ground level (with binoculars if necessary) for any damage or obstruction to the entrance. Inspections / repairs or replacement must only be undertaken by an ecologist with an appropriate Natural England Class 2 bat licence.	Annual checks from the ground.
Bird Boxes	Installed bird boxes should be checked from ground level (with binoculars if necessary) for damage or obstruction to the entrance. Annual cleaning is recommended between October and February (inclusive) to remove any old nests. Active bird nests are protected therefore bird boxes should not be interfered with during the breeding bird season (March to September inclusive) or if active nests are present.	Annual checks from the ground. Cleaning to be undertaken outside of the breeding season, i.e. in the winter months (October to February).
Insect Hotel	The insect hotel should be checked for any damage. Any residue, debris, and old loose, dry materials can be removed to prevent fungus and mites from spreading. The best time for maintenance is spring after the insect eggs hatch, and the tenants have left the premises.	Annual checks in the spring.

REFERENCES

- CIEEM. (2019). *Advice note on the lifespan of ecological reports & surveys*. Winchester: Chartered Institute of Ecology and Environmental Management.
- English Nature (2001). Great Crested Newt Mitigation Guidelines. English Nature, Peterborough
- Ministry of Housing, Communities & Local Government (2024) National Planning Policy Framework.
[Available online at [National Planning Policy Framework](#)]

FIGURES

Figure 1 – Species Enhancement Plan



Species Enhancement Plan
Plot J2 Kingsway Business Park, James Kearns Avenue,
Rochdale



Lysander Associates

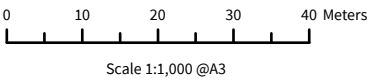
Legend

- Site boundary
- Bird box
- Pole mounted bat box
- Insect hotel

Notes:

Drawn by: lily.dunwell
Checked by: Ashleigh Toomey

Figure No. 1
Revision No. A
09 October 2025



British National Grid
NGR: 391377E 411484N

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APPENDICES

APPENDIX A: REPORT CONDITIONS

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The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections'. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

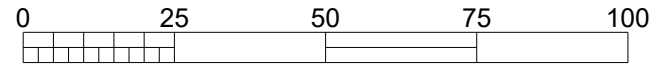
The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

Tetra Tech reserves the right to share this Report and any related materials, surveys, drawings and/or documents at any time with the relevant Local Ecological Records Centre (LERC), any relevant statutory body or any equivalent organisation as Tetra Tech may reasonably require from time-to-time.

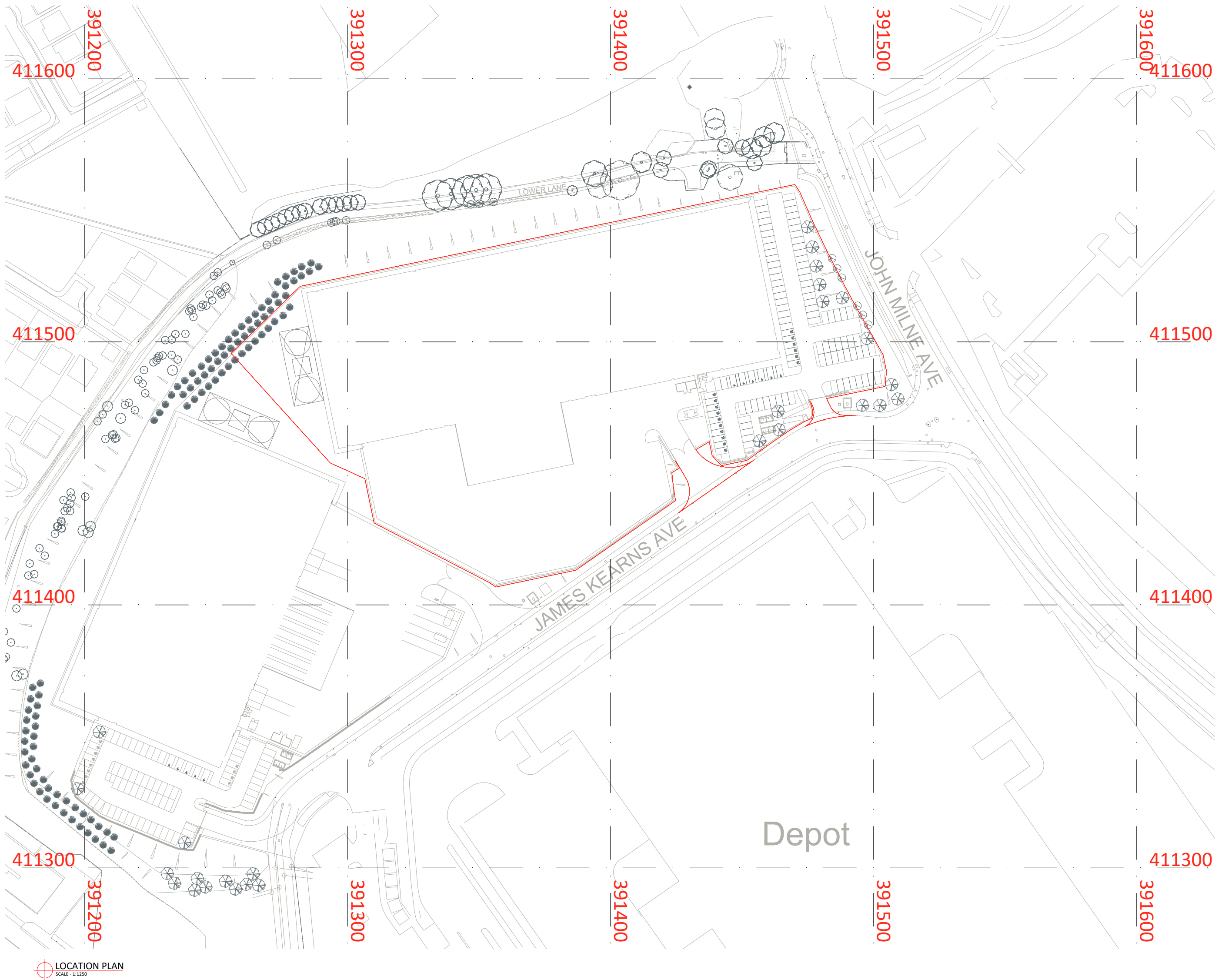
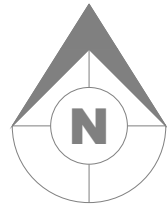
The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factors.

APPENDIX B: SITE LOCATION

Scale Bar & North Arrow



SCALE 1:1250



LOCATION PLAN
SCALE - 1:1250

Scale this drawing for planning purposes only
ashton smith to be notified of discrepancies in figure dimensions
Contractors must check all dimensions from site
This drawing is copyright and is for use on this site only
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For other information refer to the latest revision of any cross
referenced drawing



NOTES

DENOTES SITE BOUNDARY: 22708m² / 2.27 Hectare / 237645ft² / 5.45 Acres

PL	12/11/2024	INITIAL ISSUE FOR PLANNING PURPOSES						KN	RR
REV	DATE	DESCRIPTION						DRAWN BY	CHECK BY
REVISIONS									

PROJECT TITLE			
VAN STORAGE FACILITY			
JAMES KEARNS AVENUE			
ROCHDALE, OL16 4NW			
DRAWING TITLE			
LOCATION PLAN			
REVISION	STATUS	DATE	REVISION
N/A	PLANNING	13/11/2024	P1
SHEET	SCALE	DATE	SUITABILITY
A2	1 : 1250	13/11/2024	S4
DRAWING NO.			
24086 - ASA - 00 - EX.SI - D - A - P001_(S0 - P1)			

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APPENDIX C: KEY LEGISLATION

Habitats Directive

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, or the 'Habitats Directive', is a European Union directive adopted in 1992 in response to the Bern Convention. Its aims are to protect approximately 220 habitats and 1,000 species listed in its several Annexes.

In the UK, the Habitats Directive is transposed into national law via the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales, and via the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) in Northern Ireland.

Birds Directive

The EC Directive on the Conservation of Wild Birds (79/409/EEC) or 'Birds Directive' was introduced to achieve favourable conservation status of all wild bird species across their distribution range. In this context, the most important provision is the identification and classification of Special Protection Areas (SPAs) for rare or vulnerable species listed in Annex 1 of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance.

Conservation of Habitats and Species Regulations 2017 (as amended)

Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I or II of the Habitats Directive respectively) to the European Commission. These sites, if ratified by Ministers, are then designated as Special Protection Areas (SPAs) within six years. Public bodies must also help preserve, maintain and re-establish habitats for wild birds.

The 2018 amendments mainly related to the impact of the *People Over Wind* decision and some implications arising for neighbourhood plan development and a range of other planning tools including Local Development Orders and Permission in Principle – see here for full details:

<https://www.legislation.gov.uk/ukxi/2018/1307/note/made>

The 2019 amendments related to the EU exit. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change. – see here for full details:

<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

The Regulations make it an offence to deliberately capture, kill, disturb or trade in the animals listed in Schedule 2, or pick, uproot, destroy, or trade in the plants listed in Schedule 5.

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times.

The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use; or
- take or destroy an egg of any wild bird.

Or to intentionally do the following to a wild bird listed in Schedule 1:

- disturbs any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturbs dependent young of such a bird.

In addition, the Act makes it an offence (subject to exceptions) to:

- intentionally or recklessly kill, injure or take any wild animal listed on Schedule 5;
- interfere with places used for shelter or protection, or intentionally disturbing animals occupying such places; and
- The Act also prohibits certain methods of killing, injuring, or taking wild animals.

Finally, the Act also makes it an offence (subject to exceptions) to: intentionally pick, uproot or destroy any wild plant listed in Schedule 8, or any seed or spore attached to any such wild plant; unless an authorised person, intentionally uproot any wild plant not included in Schedule 8; or sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Following all amendments to the Act, Schedule 5 'Animals which are Protected' contains a total of 154 species of animal, including several mammals, reptiles, amphibians, fish and invertebrates. Schedule 8 'Plants which are Protected' of the Act, contains 185 species, including higher plants, bryophytes and fungi and lichens. A comprehensive and up-to-date list of these species can be obtained from the JNCC website.

Part 14 of the Act makes unlawful to plant or otherwise cause to grow in the wild any plant which is listed in Part II of Schedule 9.

It is recommended that plant material of these species is disposed of as bio-hazardous waste, and these plants should not be used in planting schemes.

Environment Protection Act 1990

The Act imposes a classification of soil and other waste containing viable propagules of invasive non-native plant species as controlled waste. This has been applied to Japanese Knotweed *Reynoutria japonica*, with the result that waste containing this species must be disposed of in accordance with the duty of care set out in section 34 of the Act.

Protection of Badgers Act 1992

The main legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992 (the 1992 Act). Under the 1992 Act it is an offence to: wilfully kill, injure, take or attempt to kill, injure or take a badger; dig for a badger; interfere with a badger sett by, damaging a sett or any part thereof, destroying a sett, obstructing access to a sett, causing a dog to enter a sett or disturbing a badger while occupying a sett. The 1992 Act defines a badger sett as: "any structure or place which displays signs indicating current use by a badger".

Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.

The Environment Act 2021

The Environment Act sets statutory targets biodiversity including a target to reverse the decline in species abundance by 2030. As well as confirming that public authorities have a duty to conserve and enhance biodiversity, and making provision for biodiversity gain to be a condition of planning permission in England.

The Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended)

This Order is concerned with the prevention and management of the introduction and spread of invasive alien species.

Birds of Conservation Concern

This is a review of the status of all birds occurring regularly in the United Kingdom. It is regularly updated and is prepared by leading bird conservation organisations, including the British Trust for Ornithology (BTO), Joint Nature Conservation Committee (JNCC) and The Royal Society for the Protection of Birds (RSPB).

The latest report was produced in 2021 (Eaton *et al*, 2021) and identified 70 red list species, 103 amber species, and 72 green species. The criteria are complex, but generally:

Red list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of more than 50% in the last 25 years.

Amber list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of between 25% and 50% in the last 25 years. Species that have a UK breeding population of less than 300 or a non-breeding population of less than 900 individuals are also included, together with those whose 50% of the population is localised in 10 sites or fewer and those whose 20% of the European population is found in the UK.

Green list species are all regularly occurring species that do not qualify under any of the red or amber criteria are green listed.

Global IUCN Red List

The International Union for Conservation of Nature (IUCN) Threatened Species was devised to provide a list of those species that are most at risk of becoming extinct globally. It provides taxonomic, conservation status and distribution information about threatened taxa around the globe.

The system catalogues threatened species into groups of varying levels of threat, which are: Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CE), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), Data Deficient (DD), Not Evaluated (NE). Criteria for designation into each of the categories is complex, and consider several principles.

Local Biodiversity Action Plan (LBAP)

Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level) and are usually drawn up by a consortium of local Government organisations and conservation charities.

Some LBAP's may also include Habitat Action Plans (HAP) and/or Species Action Plans (SAP), which are used to guide and inform the local decision-making process.

Plot J2 Kingsway Business Park, James Kearns Avenue, Rochdale

Biodiversity Enhancement Report

Within the Rochdale Biodiversity Action Plan there are action plans for 50 species and 14 habitats including:

Birds: Willow tit, black necked grebe, swift, house martin, black redstart, tree sparrow, corn bunting, linnet, yellow wagtail, yellow hammer, curlew, lapwing, twite, skylark, golden plover, dunlin and snipe.

Mammals: mountain hare, water vole and hedgehog.

Reptiles: slow worm

Aquatic fish: Atlantic salmon and European eel.

Insects: European hornet, bilberry bumblebee, tormentil mining bee, small copper butterfly, wall butterfly, small heath butterfly, dark green fritillary butterfly, gypsy bumblebee, manchester treble-bar moth, dingy skipper, common blue, *Trifurcula cryptella*, large heath, *Crambus hamella*, *Gelechia cuneatella*, *Glyptotendix haworthana*, *Lampronia fuscata*, large red-belted clearwing, *Monochroa suffusella*, *Phiaris schulziana*, and purple-bordered gold.

Fungi: Pink waxcap, jumbilee waxcap, oliver earthtongue, powdercap strangles, and *Volet cora*.

Plants: black poplar.

Habitats: Urban green spaces and buildings, woodlands, trees, scrub and hedgerows, rivers, canals and waterbodies, lowland mosslands and wetlands, grassland, farmland and lowland heath, and upland moorlands.

Wild Mammals (Protection) Act 1996

This Act offers protection to all wild species of mammals, irrespective of other legislation, and focussed on animal welfare, rather than conservation.

Unless covered by one of the exceptions, a person is guilty of an offence if he mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild mammal with intent to inflict unnecessary suffering.

Its application is typically restricted to preventing deliberate harm to wildlife (in general) during construction works etc.

National Planning Policy Framework

A revised NPPF was issued on 12th December 2024 (and amended on 7th February 2025) (Ministry of Housing Communities and Local Government, 2024) and currently supplements government Circular 06/2005, Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System (Office of the Deputy Prime Minister, 2005).

Circular 06/2005 states that the presence of protected species is a material consideration in the planning process. Paragraph 187 of the NPPF then goes on to confirm that: When determining planning applications, local planning authorities should apply the following principles:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Rochdale Adopted Core Strategy (Rochdale Borough Council, 2016)

DM1 - General development requirements	All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they: a. - Are of high quality design and take the opportunity to enhance the quality of the area; - Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users; - Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy; - Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;
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	e) Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location; f) Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality; g) Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space; h) Minimise opportunities for crime against people or property; i) Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out; j) Incorporate, where appropriate, high quality landscape schemes; k) Have assessed whether the development may be affected by ground instability; l) Have considered the availability of water and wastewater infrastructure, and any need for additional capacity; and m) Do not lead to impacts detrimental to the conservation interests of European Protected Sites.
G7 - Increasing the value of biodiversity and geodiversity	We will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain. Particular priorities for biodiversity and geodiversity are: 1. The South Pennine Moors - our focus is to maintain and enhance the peatland habitats of the moorland and to support development, land and water management activities which provide an opportunity to conserve and enhance the value of moorland for upland breeding birds of conservation significance and the habitats on which they depend and which do not harm biodiversity value. Our focus is the designated Special Protection Area and Special Area of Conservation but also the wider moorland where such interest is present or could be supported through appropriate development or land management. We will also protect and support enhancement measures for areas of geodiversity value. 2. The Rochdale Canal - our focus is to ensure that the Rochdale Canal Special Area of Conservation and the wider biodiversity interest of the canal is given full and appropriate protection and ensure that development which delivers the economic and recreational value of the Rochdale Canal and its wider corridor supports and does not harm its biodiversity value. 3. Upland farmland - our focus is to ensure that the biodiversity interest of upland farmland including its value for birds, woodland and grassland is protected and opportunities for enhancement and the creation of new interest maximised through land management improvements and appropriate development activities. 4. Countryside around towns - our focus is to protect and enhance the biodiversity interest of river valleys, woodland, water and farmland including the reclamation of derelict and neglected land and flood risk management measures. We will also support actions which enhance public access and enjoyment of countryside close to urban areas including Local Nature Reserves and the wider countryside. 5. Urban Areas - our priority is to protect and enhance existing urban biodiversity and to support opportunities for new urban biodiversity corridors, sites and features including sustainable urban drainage schemes, new public realm provision, street trees and urban woodlands, ponds and lodges, green roofs and natural play areas. 6. Designated sites of ecological importance - will be given appropriate protection according to their European, national or local status and in accordance with policies in other development plan documents, supporting Supplementary Planning Documents and Biodiversity Action Plans. 7. Protected Species: Development proposals which would affect a species protected by law or its habitat will not be permitted unless it can be demonstrated that: a. there is no adverse impact on the species concerned; b. damage to habitats is minimal and alternative habitat provision is effective in maintaining those species. Opportunities to protect, enhance and create features of biodiversity or geodiversity interest should be informed by the detail of any formal designation of a site or area and supporting plans and guidance such as Local Biodiversity Action Plans, Green Infrastructure Strategies and Action Plans and the Council's Biodiversity and Development SPD. We will expect development proposals and improvements to: a. Protect and include existing biodiversity (including established biodiversity interest on brownfield land) within new developments, public realm and open spaces and meet the requirements of the Biodiversity and Development SPD, Greater Manchester and Local Biodiversity Action Plans; b. Protect and enhance existing features such as peatland, ponds, wetlands, reservoirs, mill lodges, trees, hedges, wooded areas, meadows, flora and fauna; c. Take opportunities to promote biodiversity and create new habitats through new development using landscaping and building and construction features wherever possible (e.g. ponds, species of vegetation, green roofs and walls, bat boxes, roof space, appropriate nest boxes and landscaping);

	d. Enhance strategic wildlife corridors and the most natural areas and ensure that habitats and corridors are not fragmented by development; e. Improve access where appropriate to new or existing biodiversity interest for public enjoyment; and f. Protect important geology and take opportunities to increase interest and accessibility.
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