

Former Castle Inn,
Manchester Road, Rochdale

Biodiversity Enhancement Scheme

Discharge of Condition 9

24/00276/FUL



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Client Rochdale Borough Council

Project Title Former Castle Inn, Manchester Road, Castleton North, Rochdale

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Revision			



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Discharge of Condition

Background

Rachel Hacking Ecology Ltd was commissioned in 2025 by Rochdale Borough Council to provide ecology consultancy services in connection with a proposed development at Former Castle Inn, Manchester Road, Castleton North, Rochdale (the 'site'). The site proposals include the change of use of the former Castle Inn pub into 8 dwellings (Class C3b use) with an associated office space to provide facilities to support the function of the supported housing, including alterations to fenestration on all elevation and the demolition of toilets on the rear elevation (planning reference 24/00276/FUL). As part of the planning permission, several conditions were attached. Condition 9 relates to enhancing biodiversity and habitat provision within the site.

Condition Wording

Condition 9 states: *"No part of the development shall be occupied until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter."*



Bird Boxes

One 1B Schwegler Nest Box (or equivalent) will be installed on one of the retained trees on site (Appendix 1). The box will be positioned facing northeast to northwest at least 3m high.



Figure 1 Showing 1B Schwegler Nest Box [1B Schwegler Nest Box | NHBS Practical Conservation Equipment](#)

Bat Boxes

One Two-Crevise Greenwood's Ecohabitat Bat Box (or equivalent) will be installed on one of the retained trees on site (Appendix 1). The box will be positioned facing south at least 3m high. When ordering the box it must be specified that it is for use on a tree, not building. Bat boxes should not be illuminated by artificial light.



Figure 2 Showing Greenwood's Ecohabitat Two Crevise Bat Box [Wildlife Boxes | Greenwood's Ecohabitats](#)

Bird Bricks

House Sparrows *Passer domesticus* prefer to nest in colonies and providing boxes near each other will increase their chances of success. Two Manthorpe GSWB Swift Bird Nesting Bricks (or equivalent) will be installed at eaves height. Swift boxes are preferable to Sparrow boxes as Sparrows will use both types, whereas Swifts will not nest in Sparrow boxes. These are available in a range of colours to match the surrounding brickwork. They are built into the walls during construction and are maintenance free. None of the boxes will be positioned facing south. Where possible boxes will also be positioned near vegetation. Two boxes will be installed on the north elevation (Appendix 1).



Figure 3 showing swift bird nesting bricks [Swift Nesting Brick | Manthorpe](#)

Bat Bricks

Two Habibat 3S Built-in Bat Box (or equivalent) will be installed at eaves height on the south elevation of the building (see Appendix 1). These are built into the walls during construction and are maintenance free.

The boxes are to be positioned facing south at eaves height.



Figure 4 showing The Habibat 3S Built-in Bat Boxes [Habibat 3S Built-in Bat Box](#)

Wildflower Planting

Proposed areas of grassland (lawn) should be created using species-rich lawn turf e.g. Wildflower Turf (<https://wildflowerturf.co.uk/products/bngproducts/ong/species-rich/>). This will create a more species diverse habitat than standard monoculture amenity turf and will tolerate regular mowing. Planting should include a variety of native and non-native species to bring diversity to the species assemblage and encourage pollinating invertebrates, such as:

- David Viburnum *Viburnum davidii*
- Garden Lavender *Lavandula angustifolia*
- Heather *Calluna vulgaris*
- Hebe *Hebe* var.
- Oregon-grape *Mahonia aquifolium*
- Skimmia *Skimmia japonica*
- Daphne *Daphne* var.
- Holly *Ilex aquifolium*
- Oak *Quercus robur*
- Ivy *Hedera helix*

These species will provide a pollen and nectar source for invertebrates.

Bug Hotel

One large Insect Hotel Corsica (or equivalent) will be positioned facing south on the grassland areas (see Appendix 1) to provide shelter and nesting habitat for insects such as solitary bees.



Figure 5 Showing Insect Hotel Corsica [Extra Large Bee & Insect Hotel Corsica | Bug Hotel](#)

Hedgehog Houses

Two Hedgehog houses will be placed in areas of proposed grassland (see Appendix 1) to provide shelter for Hedgehogs. A suitable model is the Schwegler Hedgehog Dome (see Figure 6).



Figure 6 Showing Schwegler Hedgehog Dome

Hedgehog Highway

Small gaps (approximately 13cm x 13cm) will be installed at the base of boundary fencing (see Appendix 1) to allow Hedgehogs to commute through the site and connect with habitats in the immediate surroundings.

Timing

The enhancements described within this report should be installed/created during construction and should be completed prior to occupation of the first houses.

Appendix 1



Figure 7 showing proposed locations of bird boxes (yellow star), bat boxes (red star), bird bricks (orange star), bat bricks (blue star), insect hotel (white star), hedgehog houses (green star) and hedgehog highway gaps (black stars). Plan provided by Triangle Architects.