

BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

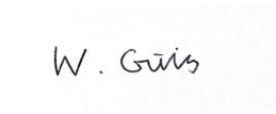
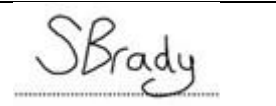
DECEMBER 2025

185 Manchester Road
Rochdale
OL11 3QY

**U R B A N
G R E E N**



QUALITY MANAGEMENT

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1 Executive Summary

- 1.1.1.1 Cityside is proposing to develop land at 185 Manchester Road, Rochdale (hereafter referred to as 'the site'). 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.
- 1.1.1.2 Urban Green has been instructed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.
- 1.1.1.3 This assessment was conducted using the Statutory Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.
- 1.1.1.4 The proposed development produces a net loss of 0.64 area habitat units (-76.71%) and a net gain of 0.31 linear hedgerow units (>100%).
- 1.1.1.5 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 tree habitats.
- 1.1.1.6 The development does not meet the required 10% gain on-site and off-site mitigation will be necessary.
- 1.1.1.7 An additional 0.73 units (of area habitat) will need to be created through offsite mitigation to achieve a 10% net gain and ensure the trading rules are met.
- 1.1.1.8 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a management plan should be implemented post-development (Urban Green, 2025a).

2 Introduction

2.1 Scope

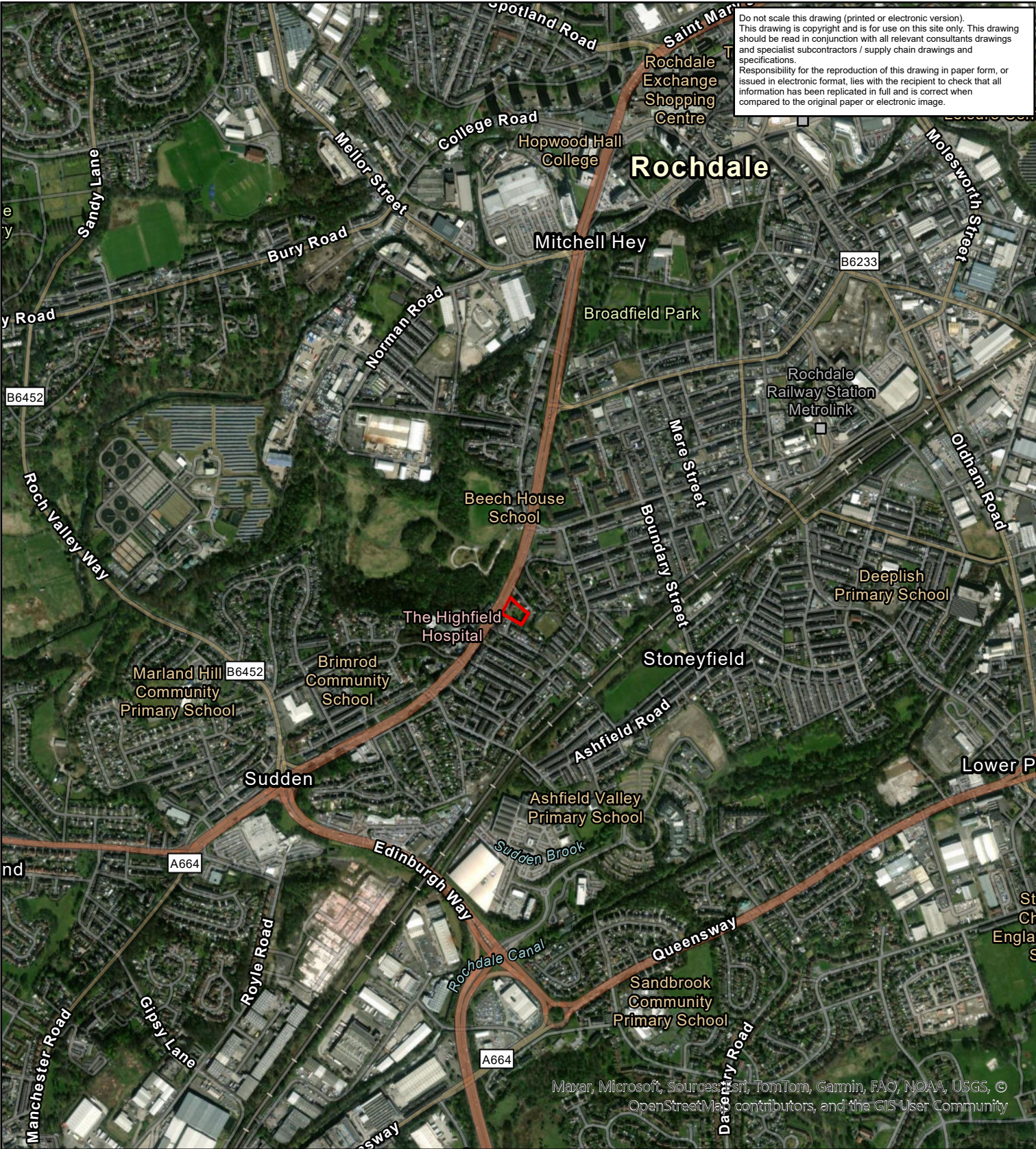
- 2.1.1.1 Urban Green has been instructed by Cityside to carry out a Biodiversity Net Gain Assessment at 185 Manchester Road, Rochdale (hereafter referred to as 'the site') and produce the findings in a report.
- 2.1.1.2 The proposals include the demolition of the existing property, and construction of a 74-bed dementia care residential apartment, with associated hard and soft landscaping.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SD 89171 12306 and comprises a total area of approximately 0.19ha (see Figure 1).
- 2.2.1.2 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.

2.3 Purpose of Report

- 2.3.1.1 The report has been produced to document the methods, results and conclusions of a BNG Design Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:
 - Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
 - Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
 - Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats; and
 - Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units).



Legend: Red Line Boundary		1 Kilometers		N	
Client:	Mosaic Town Planning	Issue:	01	Figure:	01
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
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					

2.4 Local Policy

2.4.1.1 In England, a minimum of 10% net gain in biodiversity is mandatory under Schedule 7A of the Town and Country Planning Act 1990, for all new planning applications (specific exemptions apply), as of 12th February 2024.

2.4.1.2 The National Planning Policy Framework (NPPF, 2023) supports the requirements of the Environment Act:

Paragraph 180 of the NPPF states:

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

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

2.4.1.3 The Rochdale Borough Council Core Strategy was adopted in 2016 and contains policy relating to green infrastructure, biodiversity and geodiversity in the borough.

2.4.1.4 In relation to Biodiversity Net Gain, Policy G7 states:

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.

2.4.1.5 Furthermore, Rochdale's Climate Change Strategy and Delivery Plan (Rochdale Borough Council, 2021) requires **"net gains in biodiversity through new development"** under goal 15 of their Sustainable Development Goals (SDG's).

3 Methods

- 3.1.1.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food and Rural Affairs (2023a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Desk Study

- 3.2.1.1 Sources of information used in the desk study are presented in Table 1.

Table 1 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
MAGiC website (www.magic.gov.uk)	10/07/25	Locations of statutory designated sites within 1km of the site boundary. Locations of Natura 2000 sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary. Locations of European Protected Species Licences (EPSL) and Class Licences within 1km.
The Statutory Metric	10/12/25	The Metric including the tool itself, user guides and reference documentation associated with the tool.
Greater Manchester Local Nature Recovery Strategy	10/12/25	Core nature sites and opportunity areas within Greater Manchester
Manchester Local Biodiversity Action Plans	10/07/25	Species and habitats which are given special conservation status at the local level.
Preliminary Ecological Appraisal (Urban Green, 2025b)	10/07/25	Notable species, habitats and designations identified on site and within a 1km radius.
Arb report (Urban Green, 2025c)	10/07/25	Tree Root Protection Areas (RPA) for existing trees on site and details of trees scheduled for removal/retention as part of the development on site.
Soft Landscape plan (Urban Green, 2025d)	10/07/25	Habitat areas and conditions as to be included within the planning layout (post-development) for site.

3.3 Site Mapping

3.3.1 Existing Habitats

- 3.3.1.1 The site was subject to a field survey on 16/11/2023, by Ecologist, Jake Healy and Assistant Ecologist, Olivia Jones of Urban Green. The weather conditions were 7°C, partly sunny (2/8 oktas), wind speed 1 Beaufort scale.
- 3.3.1.2 As per guidance from CIEEM, the above survey became outdated and therefore an additional site visit was conducted. As such, an ecological 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.
- 3.3.1.3 Plant species were identified and recorded, flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 were also searched for during the field survey.
- 3.3.1.4 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (UKHab Ltd., 2023) Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site. The baseline habitat map is displayed in Appendix 1. A summary of primary and secondary codes can be found in Appendix 2.
- 3.3.1.5 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas and lengths were calculated to demonstrate habitats within the proposed development and the surrounding area.

3.3.2 Post-Development Habitats

- 3.3.2.1 The planning layout as provided by Urban Green (Urban Green, 2025d) (see Appendix 3) was provided in PDF and DWG format, detailing planting mixes and the areas of the proposed habitats. These were used to categorise the proposed habitats to inform the assessment.
- 3.3.2.2 The post-development habitats were converted into UK Hab post development map which can be found in Appendix 6.

3.4 Habitat Scoring

3.4.1.1 The Statutory Metric automatically inputs habitat condition, distinctiveness, and ecological connectivity. The metric supplies a user guide which helps the assessor to accurately collect and input the relevant information and to help accurately assess the strategic significance, a category which must be manually input.

3.4.1.2 Distinctiveness

3.4.1.3 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 2 provides the basis of the distinctiveness assessment for area habitats.

Table 2 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	Scores	Multiplier
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.4.1.4 Strategic Significance

3.4.1.5 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 3).

Table 3 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	Score
High strategic significance Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	1.15
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

3.4.2 Designated Sites

- 3.4.2.1 One site that forms part of the National Site Network was located within 1km of the site boundary. No other statutory sites were located within 1 km of the site. One non-statutory designated site was located within 1km of the site and is detailed within Table 4.

Table 4 – Designated Sites within 1km of the site

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.

- 3.4.2.2 Based on consultation with MAGIC, the site also falls within the Impact Risk Zone of Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). This is located approximately 0.7km south-east of the site. This site is designated for the significant populations of floating water-plantain (*Luronium natans*) and diversity of pondweed species (*Potamogeton* sp.) supported within the predominantly mesotrophic waters.

3.4.3 Manchester Local Nature Recovery Strategy

- 3.4.3.1 The Greater Manchester Combined Authority (GMCA) have published their Local Nature Recovery Strategy (LNRS) for the Greater Manchester region.
- 3.4.3.2 The site was not found to form any of the core local nature sites, or any of the sites targeted for nature recovery.
- 3.4.3.3 Due to the site not being recognised within the Manchester LNRS, all habitats pre and post-development have been awarded a **low strategic significance**.

3.4.4 Priority Habitats

- 3.4.4.1 Based on consultation with MAGiC and the Greater Manchester Biodiversity Action Plan, none of the baseline habitats were identified as priority habitats.
- 3.4.4.2 Native hedgerows are designated a National UK Priority Habitat, meaning any native hedgerow planted post-development will be recognised as such.

3.5 Constraints to the Survey

- 3.5.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.5.1.2 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.
- 3.5.1.3 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Assessment

- 4.1.1.1 Baseline habitat condition was assessed following the methodology outlined in Section 3. Habitat descriptions and the results of this assessment are provided below. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation (Urban Green, 2025e) which illustrates the numerical data. Photographs of the site can be found in Appendix 7.

4.2 Area Habitats

4.2.1 1) Urban – Developed land; sealed surface (u1b5)

- 4.2.1.1 One large residential building was present onsite, with an associated garage attached to the east of the building.

- 4.2.1.2 Developed land is automatically allocated a condition score of **N/A** within the Metric.

4.2.1 2) Urban – Vegetated garden (u1 828)

- 4.2.1.1 The residential property was surrounded by a garden consisting of modified grassland interspersed with scattered trees.

- 4.2.1.2 Vegetated gardens are automatically allocated a condition score of **N/A** within the Metric.

4.2.2 3-4) Individual trees – Urban tree

- 4.2.2.1 A total of 14 individual trees were present on site, comprising a mixture of native and non-native species.

- 4.2.2.2 Detailed locations, condition scores and tree species can be found in Appendices 4 and 5.

4.3 Linear Hedgerow Habitats

4.3.1 1) Hedgerow – Non-native and ornamental hedgerow (h2b)

- 4.3.1.1 Introduced leyland cypress borders the entrance of the site and is highly dense and regularly maintained. There is a small gap between the bottom of the hedge and the ground, filled with dead leaves, sticks, rocks and soil.

- 4.3.1.2 Non-native and ornamental hedgerow is automatically allocated a condition score of **poor** within the metric.

5 Lost Habitats

5.1.1.1 The proposed landscape layout and the Statutory Metric were used to calculate the units associated with the habitats which are to be lost on site.

5.2 Area Habitats

5.2.1.1 All area habitats are expected to be lost to accommodate for the development.

5.2.1.2 Table 5 shows a summary of the area habitats and their corresponding area (ha) and unit score to be lost on site.

Table 5 – Area habitats to be lost on site

Habitat Parcel Reference	Total Area (ha)	Total Units	Area Lost (ha)	Units Lost	Proposed Mitigation
1) Developed land; sealed surface	0.02	0.00	0.02	0.00	This has negligible ecological value and therefore does not require mitigation.
2) Vegetated garden	0.17	0.35	0.17	0.35	Both habitats (garden and trees) will not be sufficiently compensated for. To mitigate the loss of vegetated gardens, any low distinctiveness habitat or any habitat of higher distinctiveness should be created.
3-4) Urban tree	0.08	0.49	0.08	0.49	Individual trees need replacing with other individual trees or any habitat of high distinctiveness.
Total	0.28	0.84	0.28	0.84	-

5.3 Linear Hedgerow Habitats

5.3.1.1 All hedgerow habitats are expected to be lost to accommodate for the development.

5.3.1.2 Table 6 shows a summary of the linear hedgerow habitats and their corresponding length (km) and unit score to be lost on site.

Table 6 – Linear hedgerow habitats to be lost on site

Habitat Parcel Reference	Total Length (km)	Total Units	Length Lost (km)	Units Lost	Proposed Mitigation
Non-native and ornamental hedgerow	0.02	0.02	0.02	0.02	New native hedgerow will be planted across the site.
Total	0.02	0.02	0.02	0.02	

6 Pre-Development Habitat Summary

6.1.1.1 Using the Statutory Metric, the habitat units of the existing site habitats were calculated; the habitat units to be retained within site development were calculated; and the habitat units that are anticipated to be lost in site development were calculated.

6.1.1.2 The results of these calculations are presented in the Table 7.

Table 7 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	0.84	-	0.84	-
Linear Hedgerow Units	0.02	-	0.02	-

7 Post-Development Habitat Assessment

7.1 Area Habitats

7.1.1 1) Individual trees – Urban tree

- 7.1.1.1 A total of 11 individual trees will be planted onsite.
- 7.1.1.2 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.
- 7.1.1.3 These trees are expected to achieve **moderate** condition.

7.1.2 2) Grassland – Modified grassland

- 7.1.2.1 The development will include newly created parcels of modified grassland to contribute to the site's soft landscaping.
- 7.1.2.2 The parcels will be seeded with EM2 General Purpose Mixture from Emorsgate Seeds.
- 7.1.2.3 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.
- 7.1.2.4 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.
- 7.1.2.5 Therefore, this habitat is expected to achieve **good** condition.

7.1.3 3) Urban – Introduced shrub

- 7.1.3.1 Areas of introduced shrub will be created across the site. These will be made up of ornamental shrubs as well as sensory planting beds.
- 7.1.3.2 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.
- 7.1.3.3 Introduced shrub is automatically allocated a condition score of **N/A** within the metric.

7.1.4 4) Urban – Developed land; sealed surface

- 7.1.4.1 A large majority of the site will be taken up by the construction of the proposed care home.

7.1.4.2 Developed land is automatically allocated a condition score of **N/A** within the metric.

7.1.5 5) Urban – Developed land; sealed surface

7.1.5.1 The site layout includes a proposed car park in the north-west corner, complemented by paved and resin bound gravel walkways and other areas of developed land throughout the site.

7.1.5.2 Developed land is automatically allocated a condition score of **N/A** within the metric.

7.1.6 6) Urban – Artificial unvegetated, unsealed surface

7.1.6.1 An unbound gravel walkway will be created to the east the site.

7.1.6.2 Artificial unvegetated, unsealed surface is automatically allocated a condition score of **N/A** within the metric.

7.1.7 6) Urban – Rain Garden

7.1.7.1 Small areas of rain garden will be planted around the periphery of the building, for aesthetic and drainage purposes.

7.1.7.2 The rain garden will feature a vibrant mix of Japanese anemone (*Anemone × hybrida* ‘Honorine Jobert’), leatherleaf sedge (*Carex buchananii*), purple coneflower, daylily (*Hemerocallis* spp.), Siberian iris (*Iris sibirica*), tussock sedge (*Carex stricta*), Przewalski’s leopard plant (*Ligularia przewalskii*), white fleeceflower (*Persicaria amplexicaulis* ‘Alba’), and Asian sedge (*Carex siderosticha*), creating a resilient and visually dynamic planting palette.

7.1.7.3 This habitat has been assessed as **good** condition within the metric.

7.2 Linear Hedgerow Habitats

7.2.1 1) Hedgerow – Native hedgerow

7.2.1.1 The proposed development includes the planting of 39m of native hedgerow, designed to meet BNG criteria and provide long-term ecological value.

7.2.1.2 This hedgerow will be a single species composition of native beech (*Fagus sylvatica*).

7.2.1.3 This habitat is predicted to achieve **moderate** condition.

7.2.2 2) Hedgerow – Species-rich native hedgerow

7.2.2.1 The proposed development includes the planting of 30m of species-rich native hedgerow.

7.2.2.2 This species present within this hedgerow will include field maple (*Acer campestre*), hornbeam (*Carpinus betulus*), dogwood (*Cornus sanguinea*), hazel (*Corylus avellana*), and beech, selected for their ecological value and suitability for local conditions.

7.2.2.3 This habitat is predicted to achieve **moderate** condition.

8 Post-Development Habitat Summary

8.1.1.1 Using the statutory metric the habitat units of the proposed and created habitats were calculated; the habitat units to be retained within site development were calculated; and the habitat units that are anticipated to be lost in site development were calculated.

8.1.1.2 The results of these calculations are presented in the Table 8.

Table 8 - 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	-	0.20	0.20	-0.64	-76.71
Linear Hedgerow Units	0.02	-	0.02	-	0.33	0.33	+0.31	>100

8.1.1.3 As illustrated in Table 8, the proposed development produces a net loss of 0.64 area habitat units (-76.71%) and a net gain of 0.31 linear hedgerow units (>100%).

8.1.1.4 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.

8.1.1.5 The development does not meet the required 10% gain on-site and off-site mitigation will be necessary.

8.1.1.6 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required.

8.1.1.7 This length of management plan is required due to the complex nature of the habitats to be enhanced/created on site and the high value they will provide to the environment. This management plan is provided by Urban Green (Urban Green, 2025a) as a separate document and covers the recommended management practices for the proposed habitats discussed in this report.

9 Offsite Mitigation

9.1 Requirements

- 9.1.1.1 Offsite mitigation will be required for this site – at least 0.73 area habitat units will be required to achieve the mandatory 10% net gain.
- 9.1.1.2 The trading rules were not satisfied for the onsite area habitats as the loss medium distinctiveness individual trees and low distinctiveness vegetated gardens have not been sufficiently mitigated for onsite.
- 9.1.1.3 Requirements for offsite mitigation to ensure the trading rules are satisfied have been summarised in Table 9 below.

Table 9 – Offsite mitigation requirements

Habitat Type	Distinctiveness	Total Units Required	Habitat Required
Vegetated gardens	Low	0.29	Any low distinctiveness habitat or a habitat of a higher distinctiveness.
Individual trees	Medium	0.35	A medium distinctiveness grassland habitat, or any habitat of high or very high distinctiveness.
Unit surplus to meet mandatory 10% gain	Any	0.09	Any habitat type can be purchased to meet the required unit surplus
Total		0.73	

9.2 Offsite Suppliers

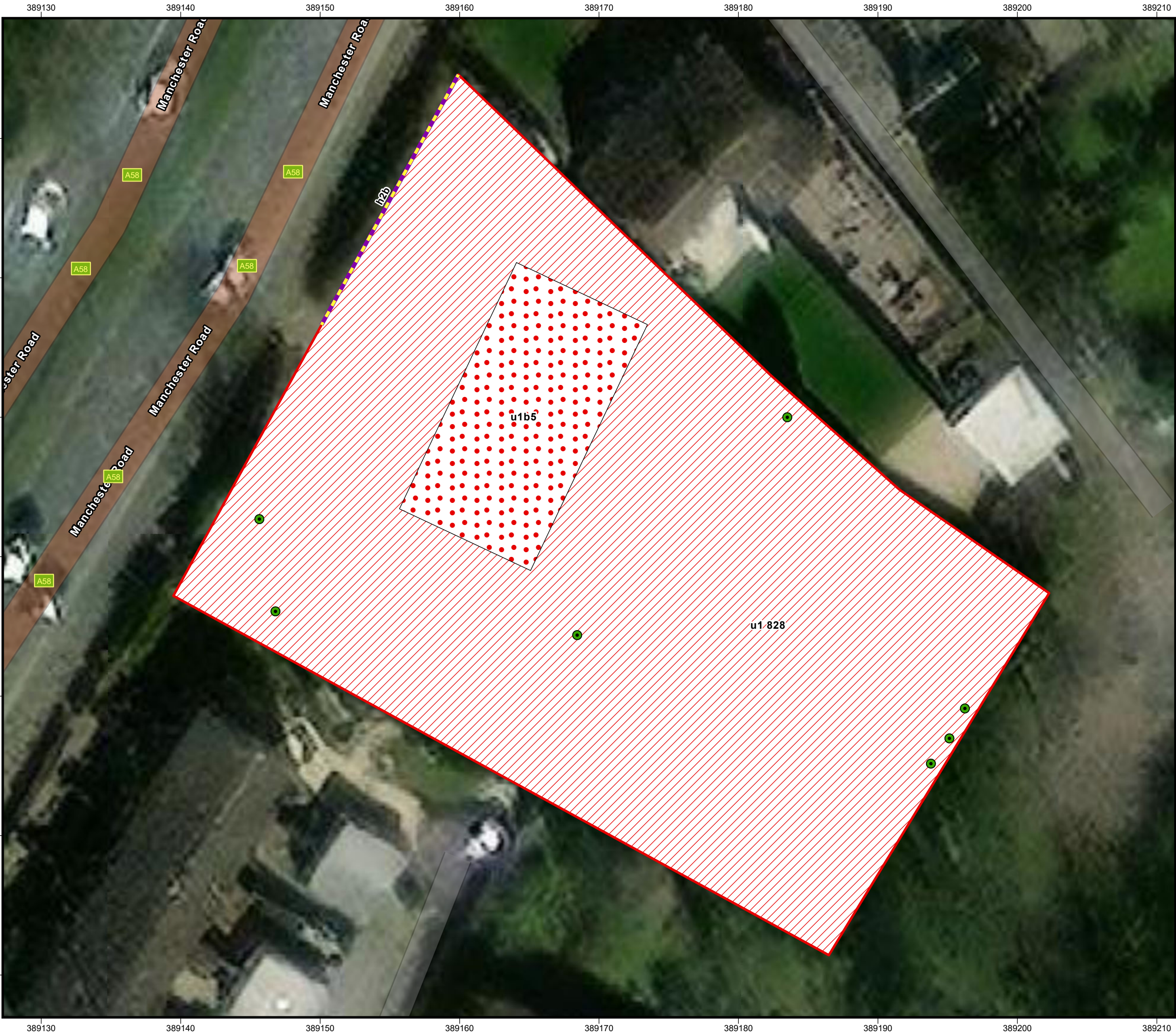
- 9.2.1.1 The site falls within the Rochdale Metropolitan Borough Council Local Planning Authority (LPA) and the Manchester Pennine Fringe National Character Area (NCA).
- 9.2.1.2 Offsite units will be secured via a local habitat bank, if available, through a Section 106, unilateral undertaking or conservation covenant agreement, once planning permission has been granted.
- 9.2.1.3 If no suitable local habitat banks are available, Statutory Credits may need to be purchased from Natural England.

10 References

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APPENDIX 1 - BASELINE HABITAT MAP

U R B A N
G R E E N

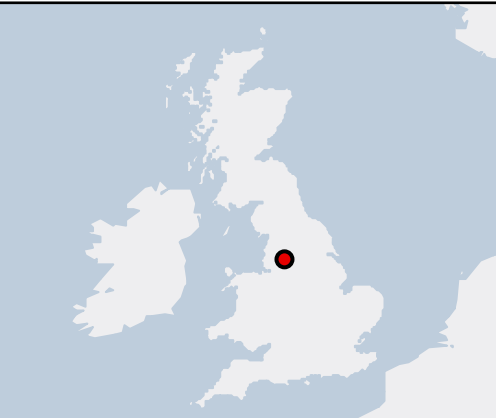
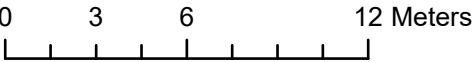


U R B A N G R E E N

Legend

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

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



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

APPENDIX 2 - 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 3 - PROPOSED LANDSCAPE PLAN

U R B A N
G R E E N

APPENDIX 4 - TREE CONSTRAINTS PLAN

U R B A N
G R E E N



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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

U R B A N
G R E E N

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 5 - TREE CONDITION SCORES

Appendix 5 – Tree Condition Scores

Tree Location	Species	No. of Trees	Size in Metric	Condition Criteria*						Overall Condition
				A	B	C	D	E	F	
T3	Sessile Oak (<i>Quercus petraea</i>)	1	Medium	Pass	Pass	Fail	Fail	Fail	Pass	Moderate
T4	Sycamore (<i>Acer pseudoplatanus</i>)	1	Medium	Pass	Pass	Fail	Fail	Fail	Pass	Moderate
G5	Leyland cypress (<i>Cupressus x leylandii</i>)	2	Small	Fail	Pass	Fail	Pass	Fail	Pass	Moderate
T8	Rhododendron (<i>Rhododendron</i> sp.)	1	Small	Fail	Pass	Fail	Fail	Fail	Pass	Poor
G9	Leyland cypress (<i>Cupressus x leylandii</i>)	5	Small	Fail	Fail	Fail	Fail	Fail	Pass	Poor
T13, T15	Leyland cypress (<i>Cupressus x leylandii</i>)	2	Small	Fail	Pass	Fail	Pass	Fail	Fail	Poor
T14	Sawara cupress (<i>Chamaecyparis pisifera</i> 'Boulevard')	1	Small	Fail	Pass	Fail	Fail	Pass	Fail	Poor
T16	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	1	Small	Fail	Pass	Fail	Fail	Fail	Fail	Poor

APPENDIX 6 – 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
- Artificial unvegetated, unsealed surface
- Rain garden
- Native hedgerow
- Tree



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Client:			Mosaic Town Planning		
Project:			185 Manchester Road		
Title:			Post Development UKHAB Habitat Map		
Issue:		Figure:			
01		00			
Drawn:		Checked:		Approved:	
CL		WG		WG	
Project:		Scale @ A3:		Date:	
UG2266		1:250		10/07/2025	
Dwg No:		Revision:			
UG_2266_BNG_PDHM_01		01			

APPENDIX 7 – 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).