

# HABITAT MANAGEMENT AND MONITORING PLAN

---

**DECEMBER 2025**

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**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                               |                            |                                                                                   |                 |                                                 |
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| Rev             | Date                                   | Comment                    | Prepared                                                                          | Checked         |                                                 |
| 02              | 11/12/2025                             | Update to landscaping plan | WG                                                                                | TM              |                                                 |
|                 |                                        |                            |                                                                                   |                 |                                                 |

## 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: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |
| Phasing Strategy:                               | N/A                                                                   |

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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                                                                                                                                                                                                                                                                                                                         |             | WG          |           |     |
| Organisation                                                                                                                                                                                                                                                                                                                             |             | Urban Green |           |     |
| Responsibility                                                                                                                                                                                                                                                                                                                           | Start Date: | TBC         | End Date: | TBC |
| <p>The author of the report is William Gillis, Biodiversity Net Gain Consultant, MCIEEM.</p> <p>The person who will be responsible for the implementation of the HMMP and the continued monitoring is still TBC.</p>                                                                                                                     |             |             |           |     |
| Statement of Competency                                                                                                                                                                                                                                                                                                                  |             |             |           |     |
| <p>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.</p> |             |             |           |     |

| 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<br>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 |
| <p>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)</p> |             |     |               |

## 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, unilateral undertaking 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 - <a href="https://geoportal.statistics.gov.uk/datasets/992de91f065148e786870aec2359d427/explore">https://geoportal.statistics.gov.uk/datasets/992de91f065148e786870aec2359d427/explore</a> | The site is within the Rochdale Metropolitan Borough Council Local Planning Authority.                                                                                                                                                                                            |
| National Character Area              | National Character Area Profiles – <a href="https://nationalcharacterareas.co.uk/">https://nationalcharacterareas.co.uk/</a>                                                                                                                      | The site falls within National Character Area of Manchester Pennine Fringe.                                                                                                                                                                                                       |
| Agricultural Land Status             | Natural England ( <a href="https://publications.naturalengland.org.uk/category/5954148537204736">https://publications.naturalengland.org.uk/category/5954148537204736</a> )                                                                       | 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 ( <a href="https://www.landis.org.uk/soilscapes/">https://www.landis.org.uk/soilscapes/</a> )                                                                                                                           | The soil on site is likely to be freely draining slightly acidic sandy soil, with a sandy texture and low fertility.<br><br>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 ( <a href="https://flood-map-for-planning.service.gov.uk/">https://flood-map-for-planning.service.gov.uk/</a> )                                                                                                            | 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.<br><br>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 <a href="https://www2.bgs.ac.uk/groundwater/datainfo/hydromaps/">https://www2.bgs.ac.uk/groundwater/datainfo/hydromaps/</a>                                                                                             | Hydrology of the site and any drainage measures to inform flood risk management.<br><br>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 <a href="https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/">https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/</a>                                                                                               | 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                  | <p>The following potential ecological constraints were identified during the assessment:</p> <ul style="list-style-type: none"> <li>• November is a suboptimal time to carry out ecological surveys due to being outside of the optimal plant growing season.</li> <li>• Offsite trees are currently protected by ‘Dunster House Tree Preservation Order 1969’ which require further licensing to manipulate.</li> <li>• There is potential for nesting birds on site.</li> <li>• Suitable habitats for common amphibians, nesting birds, commuting and foraging bats, hedgehog, and commuting and foraging badger.</li> </ul>                                                                         |
| Recommended Ecological Mitigation       | <p>The following mitigation measures are recommended to minimise potential impacts due to the proposed development:</p> <ul style="list-style-type: none"> <li>• Precautionary Working Methods during the construction phase for potential protected species including amphibians, bats, hedgehog, birds, and badger.</li> <li>• 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.</li> <li>• Lighting mitigation recommended to consider commuting and foraging bats.</li> </ul> |
| Recommended Further Surveys and Reports | No further surveys are required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Recommended Ecological Enhancements     | <p>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.</p> <p>Suggestions include:</p> <ul style="list-style-type: none"> <li>• Bat and bird boxes placed on new buildings/retained trees.</li> <li>• Planting and retaining linear features such as hedgerows and trees between garden plots where possible.</li> <li>• Inclusion of ‘hedgehog highways’</li> <li>• Incorporation of an ecologically sensitive planning scheme on the site.</li> </ul>      |

## 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 30<sup>th</sup> 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 | -        | 0.20    | 0.20                     | -0.64                      | -76.71 |
| Linear Hedgerow Units | 0.02             | -                   | 0.02 | -        | 0.33    | 0.33                     | +0.31                      | >100   |

- 2.4.5.1 As illustrated in Table 5, 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%).
- 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 | <ul style="list-style-type: none"><li>• Pruning and cutting may be necessary, but should aim to maintain shape and vigour,</li></ul> |

|                                          |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | (5%) of the overall post-development unit value.<br><br>In addition, it is automatically allocated a condition score of N/A within the BNG metric.              | <p>promote flowering/fruitletting, and create variation and diversity in height and structure.</p> <ul style="list-style-type: none"> <li>• Avoid cutting all specimens across the plot in a single period, particularly where this is likely to remove all flower/fruit interest for wildlife.</li> <li>• Avoid herbicide use, instead prioritise organic mulches.</li> </ul> |
| 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.           | <ul style="list-style-type: none"> <li>• Regularly monitor tarmacked areas and resurface/fill holes where necessary.</li> <li>• Replace any loose paving stones.</li> <li>• Clear any vegetation that begins to colonise these areas.</li> </ul>                                                                                                                               |
| 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. | <ul style="list-style-type: none"> <li>• Regularly monitor gravel areas, and even out or supplement where necessary</li> <li>• Replace any loose paving stones or uneven surfaces</li> </ul>                                                                                                                                                                                   |
| Rain Gardens                             | Rain gardens are a low distinctiveness habitat and only contribute 0.01 units (5%) of the overall post-development unit value of the site.                      | <ul style="list-style-type: none"> <li>•</li> </ul>                                                                                                                                                                                                                                                                                                                            |

### 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) |
|------------------------------|--------------------|----------------------------------|
| <b>Created Habitats</b>      |                    |                                  |
| Urban trees                  | Moderate           | 27                               |
| Modified grassland           | Good               | 7                                |
| Native hedgerow              | Moderate           | 5                                |
| Species-rich native hedgerow | Moderate           | 5                                |

### 3.4 General Measures

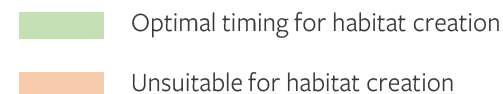
3.4.1.1 Habitat creation on site will follow details set out in the Detailed Planting Plan (Urban Green, 2025c). The following general measures shall be met to ensure successful habitat creation and succession on site.

- 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.

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### 3.5 Habitat Creation Measures

#### 3.5.1 Individual trees – Urban trees

3.5.1.1 A total of 11 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) | <ul style="list-style-type: none"> <li>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.</li> <li>Retain the topsoil and mix with compost.</li> </ul>                                                                                           |                                |   |   |   |   |   |   |   |   |   |   |   |
| Planting (Bare Root)           | <ul style="list-style-type: none"> <li>Soak the roots of the tree for 2 hours before planting.</li> <li>Place tree into centre of hole, spread roots and fill hole with soil mixture, compacting once full to secure tree.</li> <li>For trees &gt;1.5m in height, add a stake on the side that will be facing the wind and tether the tree to it.</li> <li>Water the soil generously.</li> </ul> |                                |   |   |   |   |   |   |   |   |   |   |   |
| Establishment                  | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                    |                                |   |   |   |   |   |   |   |   |   |   |   |

### 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        | <ul style="list-style-type: none"> <li>Remove weeds by hand, through repeated cultivation, or use herbicides where necessary (e.g. glyphosate free herbicide).</li> </ul>                                                                                                                       |                                |   |   |   |   |   |   |   |   |   |   |   |
|                           | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                         |                                |   |   |   |   |   |   |   |   |   |   |   |
| Sowing                    | <ul style="list-style-type: none"> <li>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).</li> </ul> |                                |   |   |   |   |   |   |   |   |   |   |   |
| Establishment             | <ul style="list-style-type: none"> <li>If there is little/no rain, water with a light spray to avoid dislodging seeds.</li> </ul>                                                                                                                                                               |                                |   |   |   |   |   |   |   |   |   |   |   |



### 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)                                                                 | <ul style="list-style-type: none"> <li>Replacement planting for failed trees using same species (according to planting scheme within landscapes).</li> </ul>                                                                                                                                                                                                | Root ball - As required            |                                |   |   |   |   |   |   |   |   |   |   |   |
|                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                             | Bare root - As required            |                                |   |   |   |   |   |   |   |   |   |   |   |
|                                                                                                                                  | <ul style="list-style-type: none"> <li>Hand removal of any non-native saplings establishing</li> </ul>                                                                                                                                                                                                                                                      | As required                        |                                |   |   |   |   |   |   |   |   |   |   |   |
| B. The tree canopy is predominantly continuous                                                                                   | <ul style="list-style-type: none"> <li>Undertake regular arboricultural inspections to identify any structural risks, pests, diseases or other health issues.</li> </ul>                                                                                                                                                                                    | Every 3 years                      |                                |   |   |   |   |   |   |   |   |   |   |   |
| C. The tree is mature or veteran                                                                                                 | <ul style="list-style-type: none"> <li>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.</li> <li>Limit the use of damaging management practices e.g., herbicide use and unnecessary pruning.</li> </ul> | 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                                                                                    | <ul style="list-style-type: none"> <li>Avoid undertaking management activities on all trees in a single month period to retain important resources for wildlife. Instead, rotate management across plots.</li> </ul>                                                                                  |                                                                      |                                |   |   |   |   |   |   |   |   |   |   |   |
|                                                                                                                                       | <ul style="list-style-type: none"> <li>Water twice a month during warmer months.</li> </ul>                                                                                                                                                                                                           | Annually during warmer months or as needed in periods of hot weather |                                |   |   |   |   |   |   |   |   |   |   |   |
|                                                                                                                                       | <ul style="list-style-type: none"> <li>Once trees reach semi-maturity, appropriate corrective surgery may be necessary and should be completed by a qualified professional</li> </ul>                                                                                                                 | 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 | <ul style="list-style-type: none"> <li><b>This criterion is unlikely as trees will be managed for aesthetic and safety purposes due to their location.</b></li> <li>Leave any micro-habitat features, such as ivy, loose bark and deadwood, in place and where it is safe and appropriate.</li> </ul> | As required                                                          |                                |   |   |   |   |   |   |   |   |   |   |   |
| F. More than 20% of the tree canopy area is oversailing vegetation beneath                                                            | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                    | Annually Years 1 to 3                                                |                                |   |   |   |   |   |   |   |   |   |   |   |
|                                                                                                                                       | <ul style="list-style-type: none"> <li>Leave a 2m unmanaged buffer zone around any trees planted over vegetation to allow natural succession of surrounding vegetation.</li> <li>Avoid use of herbicides within this zone.</li> </ul>                                                                 | 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 |
|                    | <ul style="list-style-type: none"> <li>Continuously monitor for invasive, non-native species and weeds (see Appendix 10).</li> <li>Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.</li> </ul> | 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 <sup>2</sup> present, including at least 2 forbs                     | <ul style="list-style-type: none"> <li>Mow as required, though avoiding May to allow wildflowers to establish and to support pollinators.</li> <li>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.</li> </ul> | 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) | <ul style="list-style-type: none"> <li><b>This criterion is not expected to pass as the grass will be regularly managed through mowing.</b></li> </ul>                                                                                                                                                                                       | N/A                                |                                |   |   |   |   |   |   |   |   |   |   |   |
| C. Any scrub present accounts for less than 20% of the total grassland area                                        | <ul style="list-style-type: none"> <li>Manual removal of bracken and scrub regeneration upon discovery.</li> </ul>                                                                                                                                                                                                                           | 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.                                             | <ul style="list-style-type: none"> <li>Cordon off grassland for at least the first year during establishment.</li> </ul>                                                                                                                                                                                                                     | Year 0 – Year 1                    |                                |   |   |   |   |   |   |   |   |   |   |   |
| E. Cover of bare ground is between 1% and 10%, including localised areas                                           | <ul style="list-style-type: none"> <li>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/m<sup>2</sup> by hand.</li> </ul>                                                                                                     | 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) | <ul style="list-style-type: none"> <li>Continuously monitor for invasive, non-native species and weeds (see Appendix 10).</li> <li>Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.</li> </ul> | 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 |
| <p>A1. Height &gt;1.5m average along length.</p> <p>A2. Width &gt;1.5m average along length.</p> <p>B1. Gap between ground and base of canopy &lt;0.5 m for &gt;90% of length.</p>                                                                                  | <ul style="list-style-type: none"> <li>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.</li> <li>Prune using secateurs.</li> </ul> | Annually                           |                                |   |   |   |   |   |   |   |   |   |   |   |
| B2. Gaps make up <10% of total length and no canopy gaps >5 m                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Replace any failed plants with new hornbeam whips, following planting outlined within landscape designs, (Urban Green, 2025c)</li> </ul>                                                           | As required                        |                                |   |   |   |   |   |   |   |   |   |   |   |
| <p>C1. &gt;1 m width of undisturbed ground with perennial herbaceous vegetation for &gt;90% of length:</p> <ul style="list-style-type: none"> <li>- measured from outer edge of hedgerow, and</li> <li>- is present on one side of the hedge (at least).</li> </ul> | <ul style="list-style-type: none"> <li>This criterion is expected to fail as the ground around the hedgerows is proposed as developed land.</li> </ul>                                                                                    | N/A                                |                                |   |   |   |   |   |   |   |   |   |   |   |
| C2. Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.                                                                                                                                                 | <ul style="list-style-type: none"> <li>No use of fertilisers to prevent nutrient enrichment, allow for a higher diversity of flora and prevent a few species dominating</li> </ul>                                                        | 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                   |      |   |   |   |   |   |    |    |    |    |    |                                                                                                                         |
| <b>Overall Condition</b>                                                                          | 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 <sup>2</sup> 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 |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                              |

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#### 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

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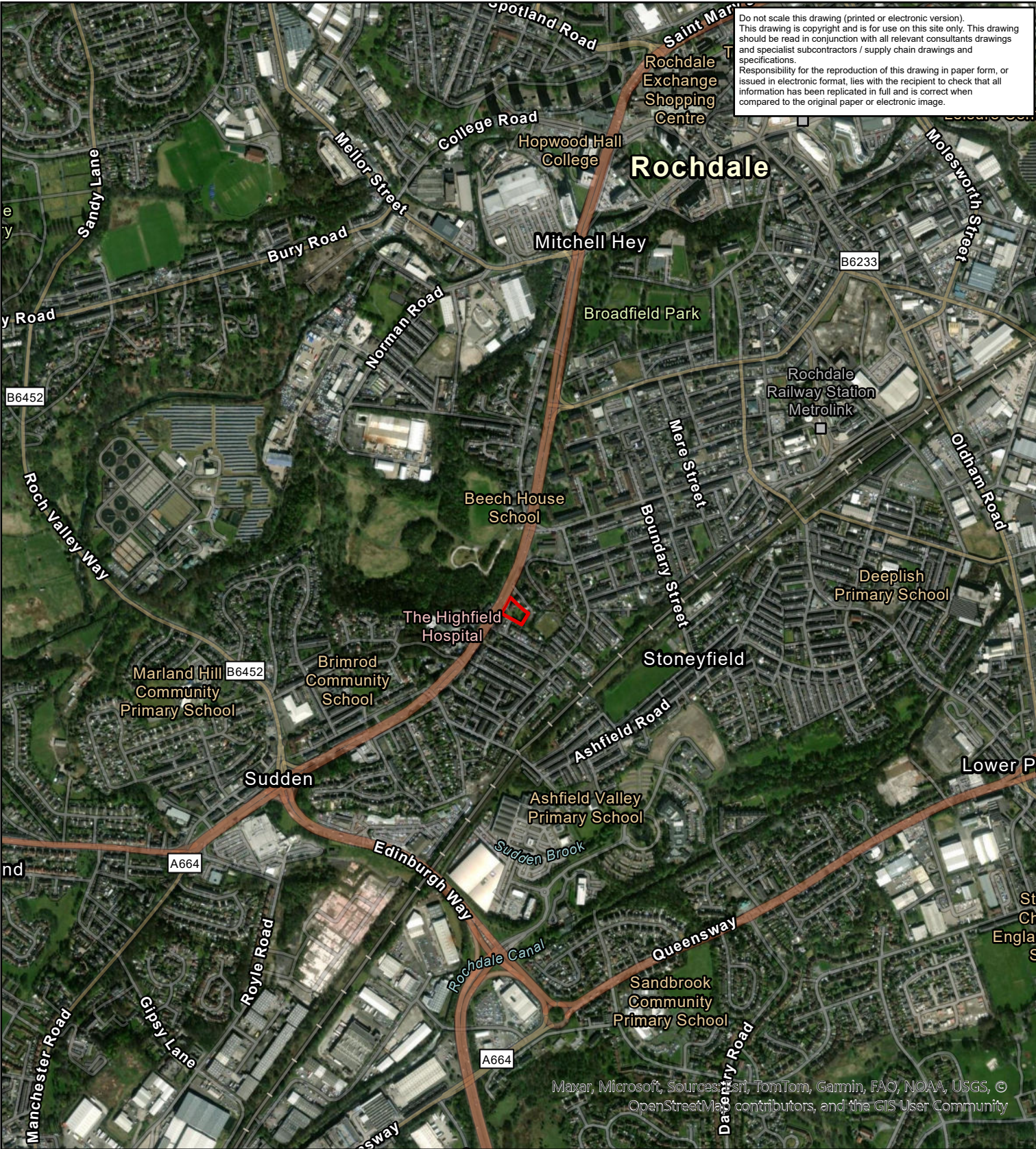
Urban Green (2025c). Proposed Landscape Plan. Ref: UG\_2266\_LAN\_GA\_DRW\_01.

Urban Green (2025d). Arboricultural Impact Assessment (AIA). Ref: UG\_2266\_ARB\_AIA\_REV\_00\_FINAL.

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# **APPENDIX 1 - SITE CONTEXT MAP**

U R B A N  
G R E E N



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

# **APPENDIX 2 - DESIGNATED SITE MAP**

U R B A N  
G R E E N



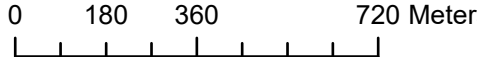
U R B A N  
G R E E N

- Legend
- 2km Buffer

Red Line Boundary

Sites of Special Scientific Interest (England)

Special Areas of Conservation (England)



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

# **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



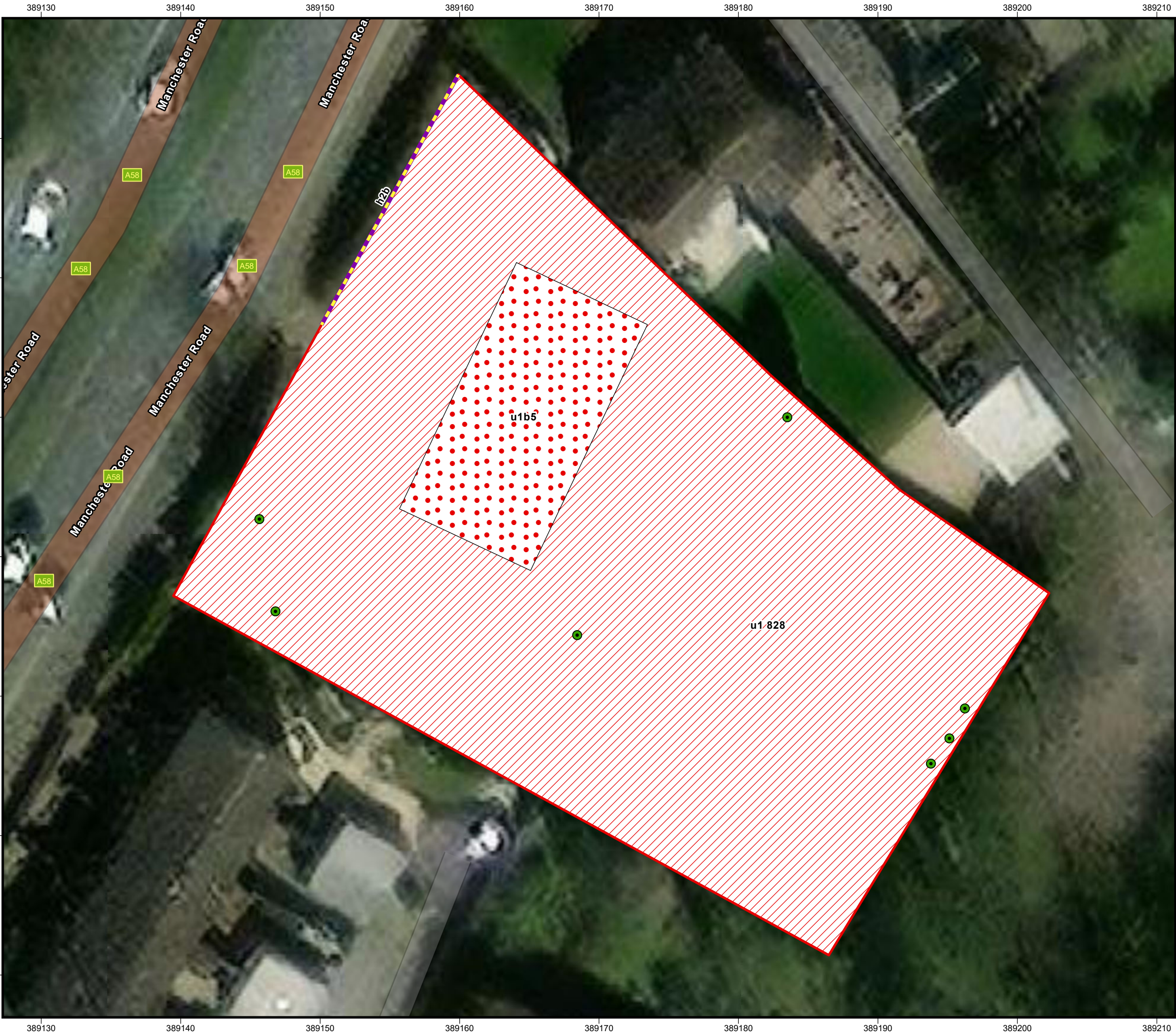
Photograph 9: Schedule 9 variegated yellow archangel (*Lamium galeobdolon*)



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

# **APPENDIX 4 - BASELINE HABITAT MAP**

U R B A N  
G R E E N

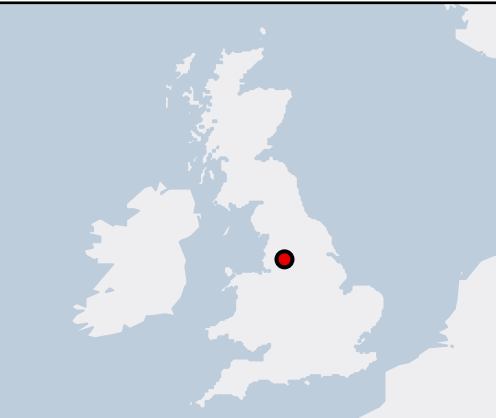
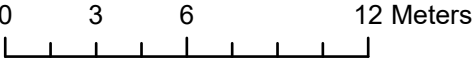


# U R B A N G R E E N

## Legend

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

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



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|                   |  |                      |  |
|-------------------|--|----------------------|--|
| Client:           |  | Mosaic Town Planning |  |
| Project:          |  | 185 Manchester Road  |  |
| Title:            |  | UKHAB Habitat Map    |  |
| Issue:            |  | Figure:              |  |
| 01                |  | 00                   |  |
| Drawn:            |  | Checked:             |  |
| CL                |  | OJ                   |  |
| Project:          |  | Approved:            |  |
| UG2266            |  | OJ                   |  |
| Scale @ A3:       |  | Date:                |  |
| 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



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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

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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

### Hard Works

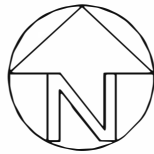
- Vehicular Bitmac Surfing** NBS Q22 110  
To roads  
Black colour. To engineer specification & recommendation
- Pedestrian Bitmac Surfing** NBS Q22 110  
To sidewalks  
Black colour. To engineer specification & recommendation
- Precast Concrete Block Paving**  
To entrance paths  
Hardscape Ecogranite Permeable Aquasett Paving, colour Truro, 200x100x80mm or equal approved.
- Precast Concrete Flag Paving**  
To private paths and patios  
Hardscape Ecogranite Permeable Aquasett Paving, colour Tintagel, 250x150x60mm or equal approved.
- Resin Bound Gravel Surfing**  
To pathways  
Addaset Resin Bound Porous Decorative Surfacing in 'Honey' 6mm, or equal approved.
- Self Binding Gravel Surfing**  
Natural colour.
- Sand/Gravel**  
Grey colour.  
Supplier tbc
- Stepping Stone Flags**  
Concrete Paving Flag  
Hardscape Newgrange Textured Paving, colour Buff, 450x450x50mm, or equal approved.
- Timber Panel Fence**  
Jacksons Fencing Canterbury Comb Slatted Fence Panels. 1830mm hgh. With matching gates.
- Raised Planters**  
Constructed from timber sleepers
- Timber Bench**  
broxap Medway Seat or similar and approved. Colour Traffic White.
- Table and Chairs Set**  
Details tbc
- Timber Arches**  
Square arch features, details tbc
- Timber Posts**  
91mx91mm, Varying heights - 1.2m, 1.5m, 1.8m
- Sail Canopies**  
details tbc
- Catenary Lighting**  
Details tbc
- Bollards**  
broxap Semi Domed Sheffield Stainless Steel Bollard
- Door Protection**  
broxap root fixed door barrier, 1020 x 450mm and tube diameter 42mm, stainless steel matt satin polished.

### 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.
- Proposed Rain Garden Planting**  
To rain garden SUDS

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### Notes:-



|      |          |                     |       |       |
|------|----------|---------------------|-------|-------|
| P06  | 10/12/25 | UPDATED TO COMMENTS | JW    | SW    |
| P05  | 09/12/25 | UPDATED TO COMMENTS | JW    | SW    |
| P04  | 03/07/25 | 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 |



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

Project: **185 MANCHESTER ROAD, ROCHDALE**

Title: **GENERAL ARRANGEMENT PLAN**

Issue: **PLANNING**

Drawn: **RS** Checked: **SA** Approved: **MT**

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

Dwg No: **UG\_2266\_LAN\_GA\_DRW\_101** Revision: **P06**

# **APPENDIX 8 - HABITAT RETENTION PLAN**



U R B A N  
G R E E N

Legend

Red Line Boundary

Lost

N

03612 Meters

412300

412310

412320

412330

389130

389140

389150

389160

389170

389180

389190

389200

412270

412280

412290

412300

412310

412320

412330

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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

Artificial unvegetated, unsealed surface

Rain garden

Native hedgerow

Tree

N

0 3 6 12 Meters

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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<br>(scientific name)                      | Identification                                                                                                                                                          |  |                                                                                      |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------|
| Himalayan balsam<br>( <i>Impatiens glandulifera</i> ) | <ul style="list-style-type: none"> <li>• Green or red stems</li> <li>• Serrated oval leaves growing in a whorl round the stem</li> <li>• Bright pink flowers</li> </ul> |  |  |

|                                                   |                                                                                                                                                                                                                                  |                                                                                      |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Giant Hogweed                                     | <ul style="list-style-type: none"> <li>• Up to 4m in height</li> <li>• Large white flower clusters</li> <li>• Green stem with purple blotches</li> <li>• Large compound leaves with serrated edges, up to 1.5m across</li> </ul> |   |
| Japanese knotweed<br>( <i>Fallopia japonica</i> ) | <ul style="list-style-type: none"> <li>• Bamboo like stems with purple flecks</li> <li>• Large, shovel shaped leaved</li> <li>• Cream/white clustered flowers</li> </ul>                                                         |   |
| Rhododendron<br>( <i>Rhododendron</i> spp.)       | <ul style="list-style-type: none"> <li>• Woody stems</li> <li>• Oval, dark green, glossy leaves</li> <li>• Dense clusters of flowers of various colours</li> </ul>                                                               |  |

|                                                                                    |                                                                                                                                                                                                                             |                                                                                      |  |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--|
| Montbretia ( <i>Crocasmia x crocosmiiflora</i> )                                   | <ul style="list-style-type: none"> <li>• Low growing plant</li> <li>• Long, thin, light green leaves</li> <li>• Bright orange flowers</li> </ul>                                                                            |   |  |
| Cotoneaster ( <i>Cotoneaster</i> spp.)                                             | <ul style="list-style-type: none"> <li>• Genus of flowering plants</li> <li>• Dense, shrubby growth</li> <li>• Small, shiny, dark green leaves</li> <li>• Small white or pink berries with red berries in autumn</li> </ul> |   |  |
| Variegated yellow archangel ( <i>Lamium galeobdolon</i> subsp. <i>Argentatum</i> ) | <ul style="list-style-type: none"> <li>• Low growth which forms carpets on the ground</li> <li>• Opposite, variegated leaves</li> <li>• Small, round, yellow flowers</li> </ul>                                             |  |  |