

ADVISORY

Wilson Bowden Developments Ltd & Rochdale
Borough Council
Plot R2, Sustainable Materials and
Manufacturing Centre (SMMC)
Kingsway Business Park, Rochdale
Habitat Management and Monitoring Plan

ADVISORY

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1. INTRODUCTION

Context and Purpose

- 1.1 BWB Consulting Ltd was instructed by Wilson Bowden Developments Ltd (the Client) on behalf of Rochdale Borough Council (the Land Manager) to produce a Habitat Management and Monitoring Plan (HMMP) in respect of a planning application for the Sustainable Materials and Manufacturing Centre (SMMC) [previously known as the Atom Valley Innovation Centre (AVIC)] research and development building ('the Proposed Development') at Plot R2, Kingsway Business Park ('the Site').

NB: Wilson Bowden Developments Ltd are the developer, however, for the purpose of this document Rochdale Borough Council (RBC) are the landowner and land manager with full responsibility for management and maintenance of habitats following the construction phase and 12-month period thereafter (unless otherwise stated in this document).

- 1.2 A Biodiversity Net Gain (BNG) Addendum was undertaken by BWB Consulting in July 2025 to inform the planning submission and provide further detail to the BNG Assessment produced by Brooks Ecological (April 2024) and was updated in March 2026 to reflect the latest landscaping plan.

- 1.3 This HMMP has been produced to address condition 15 as follows:

'The development hereby approved shall not be brought into use until such time as a Habitat Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Habitat Management Plan shall detail the ongoing maintenance of on-site habitat pursuant to the statutory Biodiversity Net Gain condition. The approved plan shall be adhered to for a period of 30 years following the completion of the development hereby approved'

- 1.4 The structure and content of this report is based on the HMMP Template; Companion Document; and HMMP Template Checklist published by Natural England¹. Reference numbers provided in parentheses throughout this document correlate to reference numbers provided in the HMMP Template, to ease review and validation by the Local Planning Authority (LPA).

¹ Available at: <https://publications.naturalengland.org.uk/publication/5813530037846016>. Accessed May 2025.

2. PROJECT BACKGROUND

Site Overview

- 2.1 **Table 2.1** provides an overview of the Site to which this HMMP applies. Landscaping is provided as **Appendix 1**.

Table 2.1: Site Overview (Ref: PB-B01)

Project type	Mixed on-site and off-site via Habitat Bank
Development Name and Address	Plot R2, Kingsway Business Park, Rochdale
BNG Project Name and Address	Plot R2, Kingsway Business Park, Rochdale
Author Organisation	BWB Consulting Ltd
Landowner	Rochdale Borough Council
Land Manager	Rochdale Borough Council
Responsible person/organisation for creating or enhancing the habitat	Glencar Construction
Period covered by this management plan	2025 – Start of landscape installation. +30 years management and maintenance
Planning authority	Rochdale Borough Council
Planning reference	24/00668/FUL
Central OS grid reference	SD 91857 12687
Metric revision/title	B-RCHD2509-MST-V01 - full-metric - S2_P02
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced (Ref: PB-B02)

- 2.2 The proposals include the creation of other neutral grassland (moderate condition), modified grassland (good condition), mixed scrub (moderate condition), introduced shrub, and urban tree (poor condition).
- 2.3 Creation, aftercare and long-term management will be as set out within this HMMP.

Timescales for Actions (Ref: PB-B03)

- 2.4 This HMMP covers management for a 30-year period. Works commenced on Site in September 2025. Habitat creation is anticipated to take up to 1 year and be complete prior to Practical Completion.

Monitoring Requirements (Ref: PB-B04)

- 2.5 Condition monitoring and reporting will begin following the completion of habitat creation/enhancement works.
- 2.6 Monitoring will be undertaken annually during the first five years of establishment and then at years 7 and 10 during the post-establishment phase, before moving to five-yearly monitoring for the remainder of the 30-year plan period. The key aim of monitoring will be to track the success of targets for habitat creation/enhancement and to trigger remedial measures where necessary.
- 2.7 The landscape architect has a responsibility to validate that the Landscape Plan has been followed and all planted items are establishing as expected, at Project Completion and after the Making Good Defects stage (end of 12 months). This will inform the first annual monitoring report.
- 2.8 This is an adaptive management plan; over time, it may be necessary to adjust management measures according to the success of the outcomes. This will be a process of monitoring, evaluating, and modifying the plan as required to reach the desired habitat condition. The responsible LPA will be consulted if any significant changes are required.
- 2.9 During the habitat establishment phase (year 1 to 5) yearly reports will be submitted to the LPA detailing the progress of the habitats on-Site with evidence including photographs and a schedule of works undertaken for that specific year. This will reduce to every five years from years 5 to 30.

Required Consents and Licences (Ref: PB-B05)

- 2.10 Prior to ground preparation works, the Site will be checked by an ecologist for protected species. This largely includes checking for hedgehogs, badgers and active bird nests which may be affected by works. If present, the works may need to be undertaken under an appropriate licence and/or precautionary working measures. All works will be carried out sensitively and mindful of any protected and/or notable species that may be using the Site.

Funding (Ref: PB-B06)

- 2.11 A system of funding will be outlined and ringfenced by Rochdale Borough Council prior to practical completion, which will ensure full cost recovery to create, manage and monitor for the minimum of 30 years. This may include but not be limited to, ongoing service charges, funding pots prior to purchase or other investment means.

Legal Agreement (Ref: PB-B07)

- 2.12 Details of the legal agreement pertaining to on-Site management and maintenance of habitats are to be confirmed by RBC as both the LPA and the Land Manager. WBD are legally contracted for the first 12 months of the development only.

Phasing Strategy (Ref: PB-B08)

- 2.13 The Proposed Development will be delivered in a single phase.

Roles and Responsibilities

- 2.14 Tables **Table 2.2** to **Table 2.5** outline the roles and responsibilities associated with this HMMP.

Table 2.2: Ecologist or Other Professional Responsible for HMMP (Ref: PB-B09)

Name or Initials		Sarah Stone		
Organisation		BWB Consulting Ltd		
Responsibility	Start Date:	January 2026	End Date:	TBC
BWB will be responsible for overseeing the preparation of this HMMP and for providing ecological advice on the delivery of the habitat establishment and management prescriptions provided. BWB will also be responsible for informing the landowner/management organisation of protected and/or notable species constraints present on site at the outset of the proposals following any Site visit by them.				
Statement of Competency				
Sarah is the Ecology & Arboricultural lead at BWB. She has over nineteen years' experience within ecological consultancy and has been involved in a wide variety of projects, including residential, leisure, industrial and infrastructure. Sarah has worked with local authorities, architects, planning consultants, private clients and developers to provide ecological advice pre-planning, as well as providing on-going ecological support during the construction and operational phases. Sarah is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Sarah is also registered to use Natural England Class Licences to survey for bats, great crested newts and barn owls, as well as similar licences in Wales and Scotland. She is also a registered consultant under the Bat Earned Recognition class licence.				

Table 2.3: Landowner or Land Manager (Ref: PB-B10)

Name or Initials		N/A		
Organisation		Rochdale Borough Council		
Responsibility	Start Date:		End Date:	
As landowner, Rochdale Borough Council will oversee Wilson Bowden Developments Ltd who will install and implement the HMMP and oversee landscaping works as part of the development of the Site for the first 12 months. Following this, Rochdale Borough Council will				

be responsible for implementing the HMMP for the remainder of the period or until this is transferred to a new landowner.
Statement of Competency
Rochdale Borough Council have extensive experience in managing developments, in addition to the associated landscaping works and will onboard a suitable landscape delivery team at the appropriate point in the development.

Table 2.4: Management Organisation(s) Responsible for Implementing the HMMP (PB-B11)

Name or Initials		N/A		
Organisation		Rochdale Borough Council		
Responsibility	Start Date:	TBC	End Date:	TBC
Rochdale Borough Council will oversee implementation of the HMMP, and takeover implementation of the HMMP after the first 12 months.				
Statement of Competency				
Rochdale Borough Council have extensive experience in managing developments in addition to the associated landscaping works and will onboard a suitable landscape delivery team at the appropriate point in the development.				

Table 2.5: LPA or Responsible Body for Reviewing HMMP (PB-B12)

Name or Initials		N/A		
Organisation		Rochdale Borough Council		
Responsibility	Start Date:	TBC	End Date:	TBC
Rochdale Borough Council's planning team will review the HMMP prior to discharge of conditions. Once the development is complete and landscaping works implemented, Rochdale Borough Council will review monitoring reports and updates to the HMMP in accordance with the agreed schedule.				

Land Use Summary

Overview of Baseline Site Use (Ref: PB-B13)

- 2.15 The Site is located in Kingsway Business Park in Rochdale within the local authority area of Rochdale Borough Council. At the time of baseline ecological habitat surveys, the Site comprised modified grassland, other neutral grassland, artificial unvegetated, unsealed surface, and developed land; sealed surface. The Site is approximately 1.09 hectares (ha) in extent and does not contain irreplaceable habitats.

Overview of Proposed Site Use (Ref: PB-B14)

- 2.16 The project involves the erection of a research & development building (Use Class E) including office, laboratory & production space, function space & café, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works.
- 2.17 The Statutory Biodiversity Metric (Brooks Ecological, April 2024) for the Proposed Development (on-Site) landscaping (DLA Architecture 2022-040_G1245-DLA-XX-00-DR-A-99200_RevP05_SOFT LANDSCAPE PROPOSAL February 2026) comprises a total of 1.78 habitat units, 1.07 hedgerows units and 0.00 watercourse units.

Site Baseline, Environmental Information and Associated Impacts Checklist

- 2.18 **Table 2.6** details the environmental information considered in this HMMP.

Table 2.6: Site Baseline, Environmental Information and Associated Impacts Checklist (Ref: PB-T01)

Baseline and Environmental Information	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	No adverse direct or indirect impacts upon nearby statutory or non-statutory designated sites are anticipated, given the nature and scale of the development, and absence of impact pathways. However, the Site lies within the SSSI Impact Risk Zone for Rochdale Canal. Document Ref: Preliminary Ecological Appraisal, ER-6649-01, April 2024, Brooks Ecological
Protected and Notable Species	No protected species have been identified within the Site. Document Ref: Preliminary Ecological Appraisal, ER-6649-01, April 2024, Brooks Ecological
Invasive Non-Native Species (INNS)	No INNS have been identified within the Site. Document Ref: Preliminary Ecological Appraisal, ER-6649-01, April 2024, Brooks Ecological
Biological Records Plan - Sites and Species	An ecological data search was undertaken as part of the PEA for the Proposed Development, which returned records for bats, birds, water voles and mud snail. However, no constraints to development were identified. Document Ref: Preliminary Ecological Appraisal, ER-6649-01, April 2024, Brooks Ecological
Baseline Habitats Survey	Baseline habitat survey information is contained in the PEA and BNG Assessment report undertaken for the Proposed Development. Document Ref: Preliminary Ecological Appraisal, ER-6649-01, April 2024, Brooks Ecological and Biodiversity net Gain Assessment, ER-6649-03A, April 2024, Brooks Ecological
Public Access	No new public rights of way are to be provided within or adjacent to the Site. One footpath was located crossing over the Site, but has been relocated to suit the Site layout, and is not anticipated to impact habitat management. Document Ref: Planning Application Form
Climate	Proposed retained, enhanced and newly created habitats are not considered to be particularly sensitive to changing climate conditions. Changing climatic conditions are not considered likely to impact upon the land use or management of the Site.
Geology and Topography	Proposed retained, enhanced and newly created habitats are not considered sensitive to on-Site geological or topographical conditions. Geology and topography are considered unlikely to influence the ability of proposed habitats to meet their target conditions or the management of such habitats.
Agricultural Land Status	The Site does not support any land favourable for agricultural management.
Soils and Substrates	Existing soil types are not considered to influence the target habitats, management prescriptions, habitat retention, enhancement, or creation.
Contaminated Land	Contaminated land risk was assessed as being 'low'. Document ref: BWB Consulting Ltd, KYP-BWB-ZZ-XX-RP-YE-0001_Ph1 (July 2022)

Hydrology and Drainage	The hydrological conditions within the Site are not considered to present any constraints or opportunities, and have not influenced habitat retention, enhancement and creation measures.
Flood Risk Zones	The Site is considered to be at low flood risk, and flood risk is therefore not considered to be a site management risk. Document ref: BWB Consulting Ltd, PLR-BWB-GEN-XX-RP-C-0001_FRA & SDS (May 2024)
Landscape Character and Designations	The Site falls within the Manchester Pennine Fringe National Character Area. Given the limited scale of the development and its highly urbanised setting, the surrounding landscape character has not influenced the proposed habitat retention, enhancement or creation measures proposed.
Historic Land Use	N/A
Historic Environment and Earth Heritage	There are no historic environment designations associated with the Site.
Other – please specify	N/A

3. PLANNED MANAGEMENT ACTIVITIES

Management Plan Aims and Objectives (Ref: PM-B01)

- 3.1 The overall aim of the Project is to ensure the Proposed Development meets its biodiversity net gain obligations, enabling the overall delivery of a 10% BNG which meets all trading rules required, where these cannot be met within the red line boundary of the development off-Site opportunities for habitat units will be pursued.
- 3.2 Primary management objectives describe the overall ecological aims and outcomes of the project. The objectives are achieved by following the prescribed management prescriptions in this management plan. The management prescriptions will be adaptable throughout the life of the project, adjusted in response to changing conditions where necessary to achieve the objectives. This management plan will define the actions required to:
- Create and establish new habitats (other neutral grassland, modified grassland, mixed scrub, introduced shrub, native hedgerow and urban trees), and
 - Provide the principles for the ongoing management to achieve the management objectives for the duration of the project.
- 3.3 The following Management Objectives will apply to the Site:
- Create other neutral grassland using Emorsgate EM1 meadow mix to target moderate condition;
 - Create modified grassland using Germinal Amenity WFG20 Eco Species Rich Lawn to target good condition;
 - Create mixed scrub including mixed native species shrub planting to target moderate condition;
 - Create introduced shrub using ornamental shrub planting;
 - Plant 43small trees to target poor condition;
 - Create species-rich native hedgerow with trees to target moderate condition; and
 - Create native hedgerow to target moderate condition

Design Principles Informed by Baseline Information (Ref: PM-B02)

- 3.4 The existing baseline habitats on-Site are dominated by developed land; sealed surface, modified grassland, other neutral grassland, and artificial unvegetated; unsealed surface which provide limited opportunities for biodiversity.
- 3.5 Habitats have been designed to benefit protected and notable species in the area by providing foraging and sheltering opportunities which will support an increased diversity of species compared to the current Site.

Table 3.1: Habitat and Condition Targets (Ref: PM-T01)

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Grassland	Other neutral grassland	Species rich grassland meadow	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric	Moderate condition will be targeted, this will be achieved through a pass in criteria A, C, D, and E.	Criterion F will not be targeted due to the difficulty in ensuring the quantity of species establishes.
Grassland	Modified grassland	Flowering lawn	N/A	Good	Standard time to target condition from the statutory biodiversity metric	Good condition will be targeted; this will be achieved through a pass in criteria A, C, D, E, F, and G..	Criterion B will not be targeted as the grass will be mown, and therefore a variance in sward height is not expected.
Heathland and shrub	Mixed scrub	Mixed native species shrub planting	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric	Moderate condition will be targeted, this will be achieved through a pass in criteria A, C and D	Criteria B has not been targeted as the age structure will not be immediately present but may develop in time. Criteria E has not been targeted as the area will not be large enough to incorporate rides and glades.
Urban	Introduced shrub	Semi ornamental shrub planting	N/A	N/A	Standard time to target condition from the statutory biodiversity metric	N/A	N/A
Individual trees	Urban tree	N/A	N/A	Poor	Standard time to target condition	N/A	N/A

					from the statutory biodiversity metric		
Native hedgerow	Species-rich native hedgerow with trees	N/A	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric	Moderate condition will be targeted, this will be achieved through a pass in criteria A2, B1, B2, C2, D1, and E2.	Criteria A1 will not be targeted as it is understood the hedge will be maintained to 1.2m. Criteria C1 will not be targeted as due to the location it will be difficult to maintain 1m of undisturbed surrounding ground. As the hedgerow may be damaged by human activities D2 will not be targeted. As all trees will be introduced at the same age category, E1 will not be targeted.
Native hedgerow	Native hedgerow	N/A	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric	Moderate condition will be targeted, this will be achieved through a pass in criteria A2, B1, B2, C2, and D1.	Criteria A1 will not be targeted as it is understood the hedge will be maintained to 1.2m. Criteria C1 will not be targeted as due to the location it will be difficult to maintain 1m of undisturbed surrounding ground. As the hedgerow may be damaged by human activities D2 will not be targeted.

Creation, Enhancement and Management Targets and Prescriptions

- 3.6 **Table 3.2** to **Table 3.16** provide details of the approach to delivering each of the targeted habitats and condition criteria.
- 3.7 The urban trees can only achieve “Poor” condition, so target conditions have not been applied below, however creation and management is still included. A condition assessment is not required for the introduced shrub.

Creation, Enhancement and Management Detailed Methods – Other Neutral Grassland

Table 3.2: Creation and Management Summary – Other neutral grassland (Moderate Condition)

Target Habitat: Other Neutral Grassland (created)						
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	-	Habitat areas should be overseeded with EM1 Basic General-Purpose Meadow Mixture.	N/A	Confirm appropriate indicator species are developing as per habitat classification, and re sow if needed.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	-	-	N/A	Although this condition will not be targeted, in order to be classified as other neutral grassland, a range of species should be allowed to develop and not be cut short.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	-	Appropriate quantities of seed mix will be sown into the habitat areas.	N/A	Areas of bare ground should be resown with the seed mix in either March-May or September. The watering regime should be adapted in drought conditions to reduce bare ground patches.

D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	-	-	N/A	Management through mowing should help prevent scrub establishment. Adaptive management will target removing emergent scrub if it still persists.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Yes	-	N/A	N/A	Any invasive non-native species will be removed.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	-	N/A	N/A	N/A

Table 3.3: Other Neutral Grassland Creation, Enhancement and Management Detailed Methods

Action	Relevant Parcels	Timing	Prescriptions
Planting of grassland	1	Year 1	- Remove all existing vegetation from area to be seeded and spread 150mm depth of topsoil. - Dig over or rotavate soil before seeding if soil is compacted. - Rake, lightly compact, and water soil. - Water after seeding and every day for the next 2-3 weeks, especially in periods of low rainfall - Cut and collect mowings to avoid nutrient enrichment

Mowing regime	1	Year 1 onwards	- When cutting in late summer an area of up to one third should be left uncut until the following spring for overwintering invertebrates. This area should be alternated each year. Grass should be left longer where possible. - Arisings should be left in situ for 1 week, to allow seed dispersal then removed and disposed as green waste.
Long-term maintenance	1	Year 1 onwards	- Any areas of failure/damage should be re-sown and treated with growth feed treatment in April or September. - New grassland should be watered in summer drought. - Weeding should be undertaken monthly from March to October.

Table 3.4: Other Neutral Grassland Species List (Moderate condition)

Common Name	Scientific Name	Abundance / %	Comments
Common Knapweed	<i>Centaurea nigra</i>	1.50%	N/A
Wild Carrot	<i>Daucus carota</i>	1.00%	N/A
Lady's Bedstraw	<i>Galium verum</i>	0.30%	N/A
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1.50%	N/A
Salad Burnet	<i>Poterium sanguisorba</i> (<i>Sanguisorba minor</i>)	1.00%	N/A
Cowslip	<i>Primula veris</i>	0.5%	N/A
Selfheal	<i>Prunella vulgaris</i>	1.50%	N/A
Meadow Buttercup	<i>Ranunculus acris</i>	1.50%	N/A
Yellow Rattle	<i>Rhinanthus minor</i>	0.20%	N/A

Red Campion	<i>Silene dioica</i>	0.50%	N/A
Common Bent	<i>Agrostis capillaris</i>	9.00%	N/A
Crested Dogtail	<i>Cynosurus cristatus</i>	31.50%	N/A
Red Fescue	<i>Festuca rubra</i>	27.00%	N/A
Smaller Cat's-tail	<i>Phleum bertolonii</i>	4.50%	N/A
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	18.00%	N/A

Creation, Enhancement and Management Detailed Methods – Modified Grassland

Table 3.5: Creation and Management Summary – Modified grassland (Good Condition)

Target Habitat: Other Neutral Grassland (created)						
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	Yes	-	Habitat areas should be overseeded with Germinal Amenity - WFG20 Eco Species Rich Lawn.	N/A	Grassland to be reseeded if needed.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	-	-	N/A	N/A
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	Yes	-	-	N/A	Management through mowing should help prevent scrub establishment.

	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.					Adaptive management will target removing emergent scrub if it still persists.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	-	-	N/A	Due to the location of this habitat it is anticipated that there will likely be damage from access.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	No	-	N/A	N/A	Areas of bare ground should be resown with the seed mix in either March-May or September. The watering regime should be adapted in drought conditions to reduce bare ground patches.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	-	N/A	N/A	Management through mowing should help prevent scrub establishment. Adaptive management will target removing emergent scrub if it still persists.
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Yes	-	N/A	N/A	Any invasive non-native species will be removed.

Table 3.6: Modified Grassland Creation, Enhancement and Management Detailed Methods

Action	Relevant Parcels	Timing	Prescriptions
Planting of grassland	1	Year 1	- Remove all existing vegetation from area to be seeded and spread 150mm depth of topsoil. - Dig over or rotavate soil before seeding if soil is compacted. - Rake, lightly compact, and water soil. - Water after seeding and every day for the next 2-3 weeks, especially in periods of low rainfall - Cut and collect mowings to avoid nutrient enrichment
Mowing regime	1	Year 1 onwards	- When cutting in late summer an area of up to one third should be left uncut until the following spring for overwintering invertebrates. This area should be alternated each year. - Arisings should be left in situ for 1 week, to allow seed dispersal then removed and disposed as green waste.
Long-term maintenance	1	Year 1 onwards	- Any areas of failure/damage should be re-sown and treated with growth feed treatment in April or September. - New grassland should be watered in summer drought. - Weeding should be undertaken monthly from March to October.

Table 3.7: Other Neutral Grassland Species List (Poor condition)

Common Name	Scientific Name	Abundance / %	Comments
Wild Carrot	<i>Daucus carota</i>	2.0%	N/A
Common Knapweed	<i>Centaurea nigra</i>	0.5%	N/A
Self-Heal	<i>Prunella vulgaris</i>	0.4%	N/A
Red Clover	<i>Trifolium pratense</i>	2.0%	N/A

White Clover	<i>Trifolium repens</i>	2.0%	N/A
Ribwort Plantain	<i>Plantago lanceolata</i>	1.0%	N/A
Dandelion	<i>Taraxacum officinale</i>	2.0%	N/A
Birdsfoot Trefoil	<i>Lotus corniculatus</i>	1.0%	N/A
Black Medick	<i>Medicago lupulina</i>	1.0%	N/A
Flax	<i>Linum usitatissimum</i>	1.8%	N/A
Common Fumitory	<i>Fumaria officinalis</i>	0.1%	N/A
Cowslip	<i>Primula veris</i>	0.1%	N/A
Burnett Saxifrage	<i>Pimpinella saxifrage</i>	0.2%	N/A
Lady's Bedstraw	<i>Galium verum</i>	1.0%	N/A
Yellow Rattle	<i>Rhinanthus minor</i>	1.0%	N/A
Yarrow	<i>Achillea millefolium</i>	1.8%	N/A
Hedge Bedstraw	<i>Galium mollugo</i>	0.1%	N/A
Common Sorrel	<i>Rumex acetosa</i>	2.0%	N/A
Sheep's Fescue	<i>Festuca Ovina</i>	20.0%	N/A
Strong Creeping Red Fescue	<i>Festuca rubra rubra</i>	15.0%	N/A
Slender Creeping Red Fescue	<i>Festuca rubra litoralis</i>	12.5%	N/A
Chewings Fescue	<i>Festuca rubra commutata</i>	12.5%	N/A
Smooth Stalked Meadow Grass	<i>Poa pratensis</i>	10.0%	N/A

Browntop Bent	<i>Agrostis capillaris</i>	5.0%	N/A
Creeping Bent	<i>Agrostis stolonifera</i>	2.5%	N/A
Perennial Rye-grass	<i>Lolium perenne</i>	2.5%	N/A

Creation, Enhancement and Management Detailed Methods – Mixed Scrub

Table 3.8: Creation and Management Summary – Mixed Scrub (Moderate Condition)

Target Habitat: Mixed Scrub (created)						
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes	N/A	Planting will be 100% native woody species. Each mix will include five species.	N/A	Should specific species fail, they will be replanted in the next suitable planting season with the same species. If specific species consistently fail, then they will be swapped for a different native species to maintain the diversity.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	N/A	N/A	N/A	N/A
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA5) and species indicative of	Yes	N/A	Area prepared before planting with	N/A	All invasive species to be removed at the earliest

	suboptimal condition ⁶ make up less than 5% of ground cover.			all invasives removed.		convenience during general management works.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	N/A	Scrub to be planted adjacent to grassland, with naturalised border.	N/A	Management through mowing of adjacent grassland will help develop edge. Adaptive management will adjust mowing regime where needed.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	N/A	N/A	N/A	N/A

Table 3.9: Creation, Enhancement and Management Detailed Methods (Mixed Scrub)

Action	Timing	Prescriptions
Planting of shrubs	Year 1	- Container Grown Shrubs, Transplants and Whips: Shrubs and transplants shall comply with the National Plant Specification. - Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost. - All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule - Shrubs shall be planted in pits 300 x 300 x 200mm depth, and the backfill shall include 3 litres of Peat Free Tree and Shrub Compost.
Short term management	Year 1 onwards	- Remove diseased and damaged plants. - The pruning regime should maintain year-round fruiting as much as possible. - Overhanging shrubs should be cut to maintain pathways and discourage trampling of adjacent habitats. - Watering should be undertaken during the growing season.
Long term management	Year 2 onwards	Shrubs should be managed through strimming back areas annually on a rotational basis, so areas are left for a minimum of two years prior to any management activities. This strimming should avoid any young shrubs and trees. This will allow a range of age and structures of the shrubs which will maximise benefits for wildlife.

Table 3.10: Mixed Scrub Species List

Common Name	Scientific Name	Abundance / %	Comments
Common Dogwood	<i>Cornus sanguinea</i>	282	N/A
Spindle	<i>Euonymus europaeus</i>	188	N/A
Wild Privet	<i>Ligustrum vulgare</i>	282	N/A
Field Rose	<i>Rosa arvensis</i>	188	N/A
Guelder Rose	<i>Viburnum opulus</i>	188	N/A

Creation, Enhancement and Management Detailed Methods – Individual Trees

Table 3.11: Individual Trees Creation, Enhancement and Management Detailed Methods

Action	Timing	Prescriptions
Planting of trees	Year 1	- Tree species selected subject to soil conditions and NHBC guidance. Root barriers may be required subject to findings from soil analysis and engineer's details. - All native structure planting and hedgerows to receive Greentech Bio-Earth Biodegradable Plastic-Free Tre shelters. (Pinus excluded).
Short term management	Year 1 onwards	- Remove diseased and damaged trees. - The pruning regime should be limited to areas overgrowing pathways and the building - Watering should be undertaken during the growing season or during periods of extreme drought
Long term management	Year 5 onwards	- Any deadwood to be retained during management works and added to log piles. - Dead/diseased or damaged trees to be replaced in the next planting season. - Continue to water trees during periods of extreme drought

Table 3.12: Individual Trees Species List (GH-T03)

Common Name	Scientific Name	Abundance / Number	Comments
Alder	<i>Alnus glutinosa</i>	7	N/A
Silver Birch	<i>Betula pendula</i>	1	N/A
Downy Birch	<i>Betula pubescens</i>	11	N/A
Common Hornbeam	<i>Carpinus betulus</i>	4	N/A
Common Beech	<i>Fagus sylvatica</i>	4	N/A
Aspen	<i>Populus tremula</i>	9	N/A
Sessile Oak	<i>Quercus petraea</i>	3	N/A
Rowan	<i>Sorbus aucuparia</i>	16	N/A

Creation, Enhancement and Management Detailed Methods – Native hedgerow, and native hedgerow with trees

Table 3.13: Creation and Management Summary – Native hedgerow

Target Habitat: Native hedgerow (created)						
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A1	Is height >1.5m average along length?	No	N/A	Hedgerow will be maintained at 1.2m so this will not be targeted.	N/A	N/A
A2	Is width >1.5m along length?	Yes	N/A	N/A	N/A	Limited pruning regime to enable hedgerow to reach full potential growth.

B1	Is ground to canopy base gap <0.5m for >90% of length?	Yes	N/A	N/A	N/A	Pruning and cutting back will be kept to a minimum below hedgerow.
B2	Are canopy gaps <10% total length AND no canopy gaps >5m?	Yes	N/A	Whips will be planted recommended distance apart.	N/A	Any failures will be replaced to fill gaps.
C1	Is there >1m width undisturbed ground with perennial herbaceous vegetation >90% length?	No	N/A	Due to the location of the hedgerow this condition will not be targeted.	N/A	N/A
C2	Do plants indicative of nutrient enrichment of soils dominate <20% cover of undisturbed ground?	Yes	N/A	Only native hedgerow species will be introduced.	N/A	Pulling of weeds, no fertiliser should be used.
D1	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?	Yes	N/A	Native species will be planted.	N/A	Invasive species will be removed during maintenance.
D2	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities?	No	N/A	Potential for disturbance due to location so this will not be targeted.	N/A	N/A

Table 3.14: Creation and Management Summary – Native hedgerow with trees

Target Habitat: Native hedgerow (created)						
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A1	Is height >1.5m average along length?	No	N/A	Hedgerow will be maintained at 1.2m so this will not be targeted.	N/A	N/A

A2	Is width >1.5m along length?	Yes	N/A	N/A	N/A	Limited pruning regime to enable hedgerow to reach full potential growth.
B1	Is ground to canopy base gap <0.5m for >90% of length?	Yes	N/A	N/A	N/A	Pruning and cutting back will be kept to a minimum below hedgerow.
B2	Are canopy gaps <10% total length AND no canopy gaps >5m?	Yes	N/A	Whips will be planted recommended distance apart.	N/A	Any failures will be replaced to fill gaps.
C1	Is there >1m width undisturbed ground with perennial herbaceous vegetation >90% length?	No	N/A	Due to the location of the hedgerow this condition will not be targeted.	N/A	N/A
C2	Do plants indicative of nutrient enrichment of soils dominate <20% cover of undisturbed ground?	Yes	N/A	Only native hedgerow species will be introduced.	N/A	Pulling of weeds, no fertiliser should be used.
D1	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?	Yes	N/A	Native species will be planted.	N/A	Invasive species will be removed during maintenance.
D2	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities?	No	N/A	Potential for disturbance due to location so this will not be targeted.	N/A	N/A
E1	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	No	N/A	N/A	N/A	N/A

E2	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity?	Yes	N/A	Healthy trees will be planted.	N/A	Any diseased trees will be removed and replaced. Human management activities will not damage the trees.
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Table 3.15: Native hedgerow Creation, Enhancement and Management Detailed Methods

Action	Timing	Prescriptions
Planting of hedgerow	Year 1	All native structure planting and hedgerows to receive Greentech Bio-Earth Biodegradable Plastic-Free Tre shelters. (Pinus excluded).
Short term management	Year 1 onwards	- Remove diseased and damaged plants. - The pruning regime should maintain year-round foliage as much as possible. - Watering should be undertaken during the growing season.
Long term management	Year 2 onwards	- Hedge should be managed through strimming back areas annually on a rotational basis, so areas are left for a minimum of two years prior to any management activities. - This strimming should avoid any young shrubs and trees. This will allow a range of age and structures of the hedgerow which will maximise benefits for wildlife.

Table 3.16: Native hedgerow Species List

Common Name	Scientific Name	Number of plants	Comments
Field maple	<i>Acer campestre</i>	116	N/A
Common dogwood	<i>Cornus sanguinea</i>	116	N/A
Hazel	<i>Corylus avellana</i>	116	N/A

Common hawthorn	<i>Crataegus monogyna</i>	459	N/A
Common Holly	<i>Ilex aquifolium</i>	59	N/A
Common Honeysuckle	<i>Lonicera periclymenum</i>	59	N/A
Blackthorn	<i>Prunus spinosa</i>	230	N/A

4. MONITORING SCHEDULE

- 4.1 To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy (Ref: MS-B01)

- 4.2 Habitat monitoring will initiate from when the planting of each habitat has been undertaken. The Site will be monitored at varying degrees from establishment through to its long-term management. The end of year report will be handed in to the responsible parties including the LPA in October of each year the monitoring has been conducted, presenting an overview of the progress on Site.

Years 1 - 5

- 4.3 Prior to completion of works and for the first 12 months post-completion Glencar Construction Ltd (as primary contractor) will be responsible for management, maintenance and remediation, thereafter for years 2 – 5, the Site will be monitored annually by the appointed ecologists/Rochdale Borough Council acting as the landowner to review how the establishment of the proposed habitats is progressing. The key observations during this period will be to determine whether habitats are successfully established and whether replacement planting or reseedling may be required.
- 4.4 The landscape architect has a responsibility to validate that the Landscape Plan has been followed and all planted items are establishing as expected, at Project Completion and after the Making Good Defects stage (end of 12 months). This will inform the first annual monitoring report.
- 4.5 Botanical surveys should be undertaken yearly to determine the success of the sowing and any remedial measures needed up to Year 5. The quadrat data will be collected and average species per metre squared calculated where applicable and each habitat surveyed will include species list and photographs. The habitats will also be assessed under the condition assessments to demonstrate where it is achieving criteria and where measures need to be put in place if it is not.

Years 5 - 10

- 4.6 During years 5-10, after implementation, the Site management will begin to change to longer-term management for individual trees while post-establishment management for introduced shrubs and grasslands will commence. From Year 5 the frequency of the quadrat surveys can be re-assessed. Monitoring will be undertaken at the beginning and end of this 5-10-year period, with a third visit to review grassland establishment in year 7.

Years 11 – 30

- 4.7 During years 11-30, monitoring of the other neutral grassland, modified grassland and individual trees will be undertaken every 5 years beginning at year 10. The key elements

of this monitoring will be to review whether the long-term management practices maintain the Site in the targeted condition scores for the Proposed Development. During this period, adaptive management measures will be reviewed to determine whether there are any opportunities to alter management to encourage additional habitat enhancements.

Table 4.1: Monitoring Methods and Intervals (Ref: MS-T01)

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	Undertake quadrat sampling to identify the habitat type that is establishing. Estimate percentage of bare ground, bramble, invasives and bracken cover. Collect a botanical species list across grassland to check against target species list.	Annually from years 1-5 and year 7, then every 5 years. Surveys to be completed between May and August.
Modified grassland	Undertake quadrat sampling to identify the habitat type that is establishing. Estimate percentage of bare ground, bramble, invasives and bracken cover.	Annually from years 1-5 and year 7, then every 5 years. Surveys to be completed between May and August.
Mixed scrub	Confirm species align with landscaping plan, check for pests / diseases and signs of vandalism.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August.
Introduced shrub	Confirm species align with landscaping plan, check for pests / diseases and signs of vandalism.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August.
Urban tree	To be undertaken on all trees. Confirm species align with landscaping plan, check for pests / diseases and signs of vandalism. Assess age class, estimate DBH, canopy spread and oversailing vegetation.	Annually from years 1-5, then every 5 years.
Native hedgerow	Confirm species align with landscaping plan, check for pests / diseases and signs of vandalism.	Annually from years 1-5, then every 5 years.

Monitoring Reports

Monitoring Report Schedule

- 4.8 The organisation responsible for submitting the monitoring reports at the end of the first 12 months following construction will be Glencar Construction Ltd, after which point Rochdale Borough Council will be responsible as the landowner.
- 4.9 The organisation receiving and responsible for reviewing reports is Rochdale Borough Council.

Table 4.2: Report Schedule

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y2	October	January	Adjust due to resource availability / weather etc wherever deemed necessary
Y3			
Y5			
Y7			
Y10			
Y20			

Y30			
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Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

- 4.10 Regular monitoring of proposed habitats within the development will be undertaken in accordance with the previously detailed schedule.
- 4.11 Monitoring reports shall be produced, detailing the current condition of habitats within the Site, and considering if they are on track to meet their target condition. Information shall also be gathered on any unexpected, external influences such as invasive species or changes in on-Site conditions, which may impact upon the delivery of the prescribed habitat types and conditions.
- 4.12 Management prescriptions detailed within this HMMP shall be adapted as necessary following recommendations provided within monitoring reports, in order to ensure target conditions are met. Recommendations shall be made in light of the data gathered, particularly against specific 'triggers for action' as detailed above.
- 4.13 Monitoring reports and subsequent actions shall be submitted to the LPA.

5. DISCLAIMER

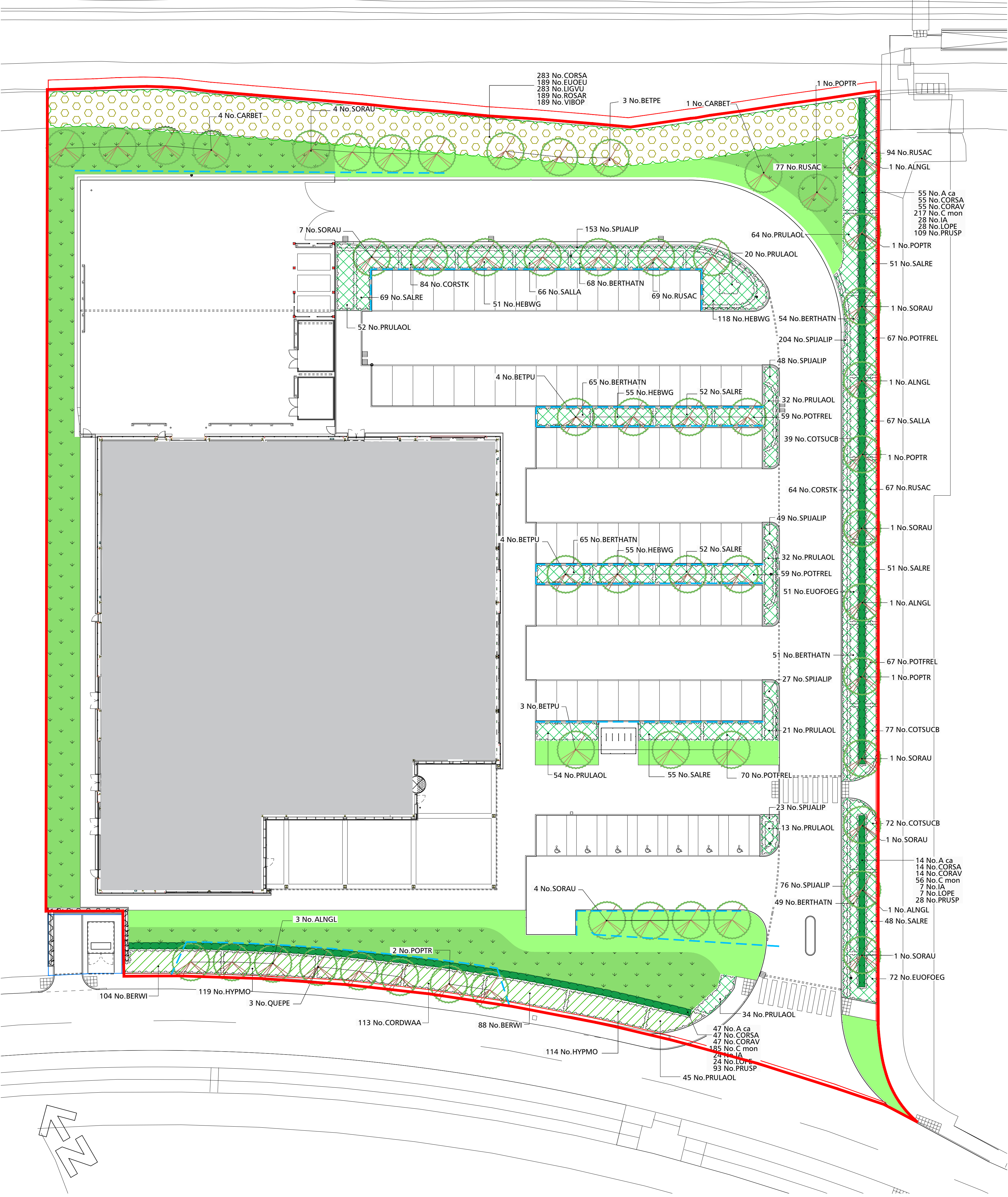
- 5.1 The recommendations contained in this Report represent BWB's professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Ecology Consultant. BWB does not warrant or guarantee that the Site is free of Bats or other protected species.
- 5.2 This Report was prepared by BWB for the sole and exclusive use of the Client and for the specific purpose for which BWB was instructed as defined in Section 1.0 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and BWB, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, BWB does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless BWB from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

6. REFERENCES

- BSI Standards Publication BS 8683:2021: Process for designing and implementing Biodiversity Net Gain — Specification
- CIRIA (2016) Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016
- DEFRA (2024a) The Statutory Biodiversity Metric User Guide. July 2024.
- DEFRA (2024b) The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. July 2024 (v1.0.2).
- Natural England & DEFRA (2023) Biodiversity Net Gain Habitat Management and Monitoring Plan Template. Version 1.0, November 2023.
- Natural England & DEFRA (2024a) HMMP Companion Document: Templates for use with Habitat Management and Monitoring Plan and Monitoring Report.
- Natural England & DEFRA (2024b) Habitat Management and Monitoring Plan Checklist.
- UKHab Ltd (2023). UK Habitat Classification Version 2.0. Available at: <https://www.ukhab.org/>.
- PRK-BWB-ZZ-XX-T-EE-0001_BNG Addendum-S2-P02, March 2026
- Brooks Ecological Preliminary Ecological Appraisal report ER-6649-01 (April 2024)
- Brooks Ecological Biodiversity Net Gain Assessment ER-6649-03A (April 2024)

APPENDICES

Appendix 1: Landscape Plan



PLANTING SCHEDULE

Trees						
Number	Abbreviation	Species	Height	Girth	Specification	Density
7	ALNGL	Alnus glutinosa	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm	Counted
3	BETPE	Betula pendula	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
11	BETPU	Betula pubescens	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
5	CARBET	Carpinus betulus	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
6	POPTR	Populus tremula	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
3	QUEPE	Quercus petraea	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
20	SORAU	Sorbus aucuparia	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted

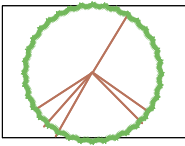
Shrubs						
Number	Abbreviation	Species	Height	Diameter	Pot Size	Specification
352	BERTHATN	Berberis thunbergii 'Atropurpurea Nana'	15-20cm	2L	3	Branched: 3 brks: C
192	BERWI	Berberis wilsoniae	40-60cm	2L	3	Branched: 3 brks: C
148	CORSTK	Cornus stolonifera 'Kelsey'	30-40cm	2L	3	Several Shoots: 3 brks: C
113	CORDWAA	Cornus stolonifera 'Kelsey'	20-30cm	2L	4	Branched: 4 brks: C
188	COTSUCB	Cotoneaster 'Coral Beauty'	30-40cm	2L	3	Bushy: 3 brks: C
123	EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	20-30cm	15-20cm	2L	Bushy: 5 brks: C
279	HEBWG	Hebe 'White Gem'	30-40cm	3L	3	Bushy: 5 brks: C
233	HYPMO	Hypericum moserianum	30-40cm	2L	5	Bushy: 5 brks: C
322	POTFREL	Potentilla fruticosa 'Elizabeth'	15-20cm	2L	3	Bushy: 3 brks: C
367	PRULAOL	Prunus laurocerasus 'Otto Luyken'	20-30cm	2L	3	Bushy: 3 brks: C
307	RUSAC	Ruscus aculeatus	20-30cm	2L	3	Several Shoots: 3 brks: C
133	SALLA	Salix lanata	20-30cm	2L	2	Branched: 2 brks: C
378	SALRE	Salix repens	30-40cm	2L	3	Branched: 3 brks: C
580	SPIJALIP	Spiraea japonica 'Little Princess'	20-30cm	2L	5	Bushy: 5 brks: C

Native hedge						
Number	Abbreviation	Species	Height	Pot Size	Specification	Density
116	A ca	Acer campestre	60-80cm	1+1	:Transplant :BR	0.3Ctr Double Staggered at 0.4m offset
116	CORSA	Cornus sanguinea	60-80cm	1+2	:Branched :2/3 brks :BR	0.3Ctr Double Staggered at 0.4m offset
116	CORAV	Corylus avellana	60-80cm	1+2	:Transplant :BR	0.3Ctr Double Staggered at 0.4m offset
458	C mon	Crataegus monogyna	60-80cm	1+1	:Transplant :BR	0.3Ctr Double Staggered at 0.4m offset
59	IA	Ilex aquifolium	60-80cm	3L	Leader With Laterals :C	0.3Ctr Double Staggered at 0.4m offset
59	LOPE	Lonicera periclymenum	60-80cm	3L	Several shoots :3 brks :C	0.3Ctr Double Staggered at 0.4m offset
230	PRUSP	Prunus spinosa	60-80cm	1+1	:Branched :2/3 brks :BR	0.3Ctr Double Staggered at 0.4m offset
Total :1154						

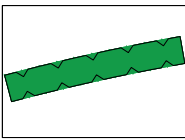
Native Shrub Mix				
Number	Abbreviation	Species	Height	Specification
283	CORSA	Cornus sanguinea	60-80cm	1+1: Transplant - seed raised: Branched: 3 brks: B
189	EUOEUE	Euonymus europaeus	60-80cm	1+2: Transplant - seed raised: Branched: 5 brks: B
283	LIGVU	Ligustrum vulgare	60-80cm	0/2: Cutting: branched: 3 brks: B
189	ROSAR	Rosa arvensis	60-80cm	1+1: Transplant - seed raised: Branched: 2 brks: B
189	VIBOP	Viburnum opulus	60-80cm	1+2: Transplant - seed raised: Branched: 3 brks: B
Total :1133				

KEY

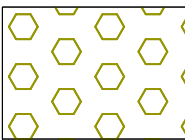
Refer to Planting Schedule for plant specifications



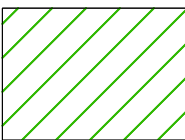
SPECIMEN TREES
All trees to be supplied as Extra Heavy Standards
Refer to drawing notes for planting specification and accessories



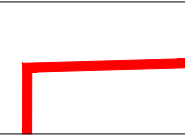
HEDGEROWS
Mixed native species
Planted as double staggered row, c/w strained wire fence support. Refer to drawing notes for planting specification and accessories



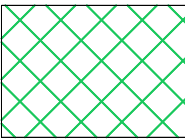
MIXED NATIVE SPECIES SHRUB PLANTING
Incl. native shrub species



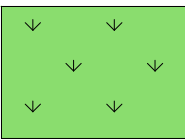
SEMI ORNAMENTAL SHRUB PLANTING
Refer to planting schedule.



SMMC PLOT BOUNDARY



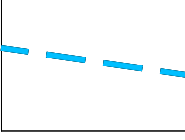
ORNAMENTAL SHRUB PLANTING
Refer to planting schedule.



SPECIES RICH GRASSLAND SEEDING
Product: Emorsgate EM1 Meadow mix or similar approved.
Sowing rate: 4g/m²



FLOWERING LAWN SEEDING
Product: Germinal Amenity - WFG20 Eco Species Rich Lawn or similar approved
Sowing rate: 10g/m²



ROOT BARRIER
Permeable Copper Composite root barrier
Product: Cutex or similar approved
Specification: Installation in accordance with manufacturers guidance. Depth: Min 300mm deeper than adjacent utility up to max 1.2m

INFORMATION CONTAINED IN THIS DRAWING IS THE
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DO NOT SCALE, REFER TO FIGURED DIMENSIONS ONLY

REVISIONS

P01	09/10/24	CH	
STAGE 4 - TENDER - FIRST ISSUE			
P02	06/11/24	CH	
COMPRESSED AIR PLANT ADDED TO SERVICE YARD			
P03	14/08/25	CH	
CONTRACT ISSUE			
P04	15/10/25	ES	VMS
Preliminary Issue to Contractor. Project code updated to Glenclarr prefix and title sheet updated with logo.			
P05	26/01/26	VW	CH
SOFT LANDSCAPE UPDATED TO ALIGN WITH THE LATEST SITE PLAN			

Other Information

For Ground Preparation proposals refer to the current revision of drawing:
• SMMC-DLA-XX-00-DR-A-99201

For Soft Landscape specification notes refer to the current revision of drawing:
• SMMC-DLA-XX-00-DR-A-99202

dlA
ARCHITECTURE

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PROJECT

**KINGSWAY BUSINESS PARK
PLOT R2 - SMMC**

TITLE

SOFT LANDSCAPE PROPOSAL

SCALE

1:250

DATE

09/10/2024

DLA REF

2022-040

DRAWN

CH

REVIEWED

-

PROJECT

G1245 DLA XX 00 DR A 99200

STATUS

PRELIMINARY

REVISION

P05



