

Preliminary Ecological Appraisal

LAND TO THE SIDE OF 19 SALLEY STREET,
CALDELBROOK, ROCHDALE, LITTLEBOROUGH,
OL15 9NG

Prepared for

James Campbell Associates Ltd.

5th May 2026

Version 01

Report prepared by Miranda Cowan Ecology Ltd. BSc (Hons), PGCert FdSc, FISC 4, MCIEEM (Bat Class licence WML – CL17-2021-52426).

Company Number: 10282266

Email: quirkyforager@gmail.com

Mobile: 07834359072

Project Details	
Report title	Preliminary Ecological Appraisal (PEA)
Revision version	01
Site address	Land to the side of 19 Salley Street, Calderbrook, Rochdale, Littleborough, OL15 9NG
Grid reference	SD 944 187
Field Survey Date	20th of April 2026.
Report prepared by	Miranda Cowan Ecology Limited.
Client	Thomas Rollins (Thomas Rollins Agricultural Contractors)
Agent	James Campbell Associates Ltd.

Document History and Status					
Revision	Date	Description	By	Review	Approved
01	05/05/2026	Issue post client comment	Miranda Cowan Principal Ecologist	R. Able Technical Support	R. Able Technical Support
02					

Miranda Cowan Ecology Ltd. has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which the work was completed. The report may not be relied upon by any other party without the agreement of the client, Miranda Cowan Ecology Ltd. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Data supplied by the client is assumed as correct. No responsibility can be accepted by Miranda Cowan Ecology Ltd. for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

Field surveys have been carried out, these have been restricted to a level of detail required to achieve the stated brief of the work. No part of this report may be copied or duplicated without express permission of Miranda Cowan Ecology Ltd. and the party for whom it was prepared.

The survey and reporting have been completed in accordance with the CIEEM Professional Code of Conduct, with the aim of upholding their objectives and the reputation of the profession.

Executive Summary

This Preliminary Ecological Appraisal (PEA) was prepared on behalf of James Campbell Associates Ltd, who are acting as the agent on behalf of Thomas Rollins Agricultural Contractors (the 'Client') for the 'Proposed Erection of an 'Agricultural Equipment and Feed Storage Building with Associated Stables' (25/01104/FUL). The proposal relates to land to the side of 19 Salley Street, Calderbrook, Littleborough, OL15 9NG.

The Site falls within the impact zone of South Pennine Moors Special Scientific Interest (SSSI), also designated as a Special Protected Area (SPA) and Special Area of Conservation (SAC). Relative to the development being small-scale, the presence of landscape barriers (roads) and absence of hydrological pathways, the proposal was assessed to not result in significant impacts upon the designations.

There was no priority habitats directly connected to the Site, although the southeast Site boundary and surrounding fields are shown as Nature Recovery Opportunity Areas on the Greater Manchester Nature Network Map¹, meaning areas identified for long-term nature recovery through conserving and enhancing ecological connectivity.

Site habitats included g4 Modified with scattered rushes, assessed as poor condition² relative to agricultural improvement, low species diversity and excessive poaching from horses. There was a single small goat willow *Salix caprea* tree and evidence of felled sycamore *Acer pseudoplatanus* trees on the southeast boundary, confirmed by tree stumps and review of historical imagery. The felled trees related to the Nature Recovery Opportunity Area.

A Biodiversity Net Gain (BNG) Assessment³ resulted in a post development gain of 85.93% with a delivery of 0.28 units and therefore requiring a 30-year Habitat Management and Monitoring Plan (HMMP)⁴ to deliver habitat creation for higher value g3c Other neutral grassland and 8 newly planted native small trees. The HMMP would be intrinsic in supporting recovery of felled trees within the Nature Recovery Opportunity Area and boosting wider Site biodiversity through uplifting poor condition grassland to moderate condition.

Protected and notable species requiring further consideration as part of the proposal include:

Bats: whilst there were no buildings or trees on Site with suitability to support roosting bats, the mosaic and continuity of Site and wider landscape habitats were of Moderate bat commuting and foraging potential. Site wide mitigation to avoid and minimise night illumination on bat flight paths is required during the development and post construction.

Breeding Birds: There was potential (within defunct sheds) for bird nesting from March to August, inclusive. Vegetation removal / Site clearance should therefore avoid the nesting bird season, or where this is not possible a 24-hour pre-works inspection for active nests will be required. Where active nests are located, these will require protection through exclusion zones until the fledglings have fully vacated the nest.

Genera fauna: whilst there are no ponds within 250m of the Site or records relating to great crested newt *Triturus cristatus*, grassland with scattered rushes may provide opportunities for amphibians and small mammals such as hedgehog *Erinaceus europaeus*. Reasonable Avoidance Measures (RAMs) should therefore be applied to avoid unnecessary harm to notable and more common / widespread local wildlife.

In accordance with Policies G7 (Increasing the value of biodiversity and geodiversity) of the adopted Rochdale Core Strategy and the National Planning Policy Framework there will be a requirement for a Species Enhancement Statement / Biodiversity Enhancement Plan tailored to the Site local biodiversity needs. This is likely to be provision of bat roosting and bird nesting boxes, with habitat creation driven by BNG requirements.

Measures to avoid and minimise effects on fauna and habitats may require a Construction Environmental Management Plan (CEMP) – Biodiversity, or a similar document identified by the local planning authority. Additional documents such as a HMMP will also be required for mandatory BNG.

¹ Greater Manchester Nature Network Map: <https://experience.arcgis.com/experience/>

² UKHab Ltd, (2023). UK Habitat Classification – Version V2.0 (at <https://ukhab.org/>)

³ Salley_Street_Statutory_Metric_Macro_Enabled_1.0.4_30.04.2026(V1).

⁴ <https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

Contents

Executive Summary	3
Contents	4
1. Introduction	5
1.1 Background	5
1.2 Preliminary Ecological Appraisal Objectives	6
1.3 Legislation and Strategies for Conservation	6
1.4 Planning Policy	6
2. Methodology	7
2.1 Desk study	7
2.2 Habitat Survey	8
2.3 Scoping for Protected Species	8
3. Survey Findings	9
3.1 Designated Sites	9
3.2 Notable Habitats	9
3.3 European Protected Species Licensing	9
3.4 Habitats	9
3.5 Protected and Notable Fauna	11
4. Evaluation and Recommendations	12
4.1 Designations and Notable Habitats	12
4.2 Habitats	12
4.3 Protected and Notable Fauna	13
4.4 Enhancement	13
4.5 Construction & Environmental Management Plan (CEMP): Biodiversity	14
5. Conclusion	15
Appendix A: Figures	16
Appendix B: Condition Assessment Sheets	20
Appendix C: Desk Study Data	23
Appendix D: Legislation	24

1. Introduction

1.1 Background

Miranda Cowan Ecology Ltd was commissioned by James Campbell Associates Ltd (the 'Client') to carry out a Preliminary Ecological Appraisal (PEA) on land to the side of 19 Salley Street, Calderbrook, Littleborough, OL15 9NG (the 'Site' hereafter).

James Campbell Associates Ltd is acting as the Agent on behalf of Thomas Rollins Agricultural Contractors who are seeking full planning permission for 'Proposed Erection of an 'Agricultural Equipment and Feed Storage Building with Associated Stables' (25/01104/FUL).

The Site (**Figure 1.1**) is positioned at an elevation range from 226-221m, equates to c.0.13ha and centred on Ordnance Survey National Grid Reference (OSNGR) SD 944 187.

A survey to inform this PEA was completed on the 20th of April 2026 by Miranda Cowan Ecology Limited (Full member of MCIEEM, FISC 4, Bat Level 1 and GCN survey licence) in accordance with the professional standards as defined by the Chartered Institute of Ecology and Environmental Management^{5,6}.

Figure 1.1: Location of Salley Street (<https://earth.google.com/> historical imagery 2023)



⁵ Chartered Institute of Ecology and Environmental Management (2024). Competency Framework, version 3.0.

⁶ CIEEM (2024). Code of Professional Conduct.

1.2 Preliminary Ecological Appraisal Objectives

The objectives of this PEA include:

- To provide survey baseline information on the habitats and species present, or likely to be present within the Site.
- Identify potential ecological opportunities and constraints relative to the proposal Site.
- Identify habitats and features for retention or enhancement within the core proposal extents and measures for biodiversity enhancement.
- Identify additional survey requirements and / or potential mitigation measures specific to the Site.

1.3 Legislation and Strategies for Conservation

Legislation potentially pertinent to the application site are included as **Appendix D**. For a more definitive statement of law, it is recommended that the full legislative acts are reviewed.

1.4 Planning Policy

The National Planning Policy Framework (NPPF) (Department of Housing Communities and Local Government, 2021) sets out the Government's planning policies for England and provides guidance on how these policies are expected to be applied. The NPPF includes a chapter on biodiversity, Chapter 15 – Conserving and Enhancing the Natural Environment, which outlines ways the planning system is required to contribute to enhancement of the natural environment by giving guidance to local authorities in respect of protection and enhancement of biodiversity within development projects.

In accordance with Policies G7 (Increasing the value of biodiversity and geodiversity) there is a requirement for all developments to integrate provisions for increasing the value of biodiversity and geodiversity to protect and enhance the borough's wildlife habitats and species as key natural resources and features.

2. Methodology

2.1 Desk study

Table 2.1 lists data sources consulted and reviewed to inform this PEA.

Table 2.1: Desk Study Data Sources

Data source	Ecological feature	Search area
Multi-Agency Geographic Information for the Countryside (MAGIC) website ⁷	International Statutory designated sites for nature conservation: Ramsar, Special Areas of Conservation (SAC), Special Protection Areas (SPA).	10 km
	National Statutory designated sites for nature conservation: Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Local Nature Reserves (LNRs).	1km
	Habitats of Principal Importance (HoPI) ⁸ and Ancient Woodlands.	1km
	Granted European Protected Species Mitigation (EPSM) licences.	1km
Greater Manchester Ecology Unit (GMEU)	Records relating to protected ⁹ and notable species.	1km
Rochdale Borough Council Planning Policies Map cartogold.co.uk/rochdale/ Greater Manchester Nature Network Map: https://experience.arcgis.com/experience/	To identify areas that are of particular importance for biodiversity.	1km
Rachel Hacking Ecology (not dated) Extended Phase 1 Habitat survey report.	Review of a previous PEA undertaken for the Site, relative to the same proposal.	NA
Online Ordnance Survey (OS) maps and publicly available satellite and historical imagery.	Information on habitats (including ponds) and habitat connectivity relevant to the assessment of protected and priority species. To align with requirements of the Biodiversity Net Gain Assessment, historical imagery was reviewed from 2020 to determine any evidence of degradation.	250m

⁷ <https://magic.defra.gov.uk/>

⁸ Habitats of Principal Importance for nature conservation in England listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006; and habitats listed in Greater Manchester Biodiversity Action Plan.

⁹ As listed under Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended); Schedules 2 and 4 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019; Species of Principal Importance for nature conservation in England listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Records of invasive non-native plant species (listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)) were also reviewed.

2.2 Habitat Survey

Habitats were characterised using the UKHab classification system¹⁰, with the condition assessment of any habitats carried out against criteria described in the Statutory Metric Condition Assessment Sheets¹¹. A floristic species list was compiled and photographic plates taken to support the description of Site habitats.

The site was searched for Invasive Non-Native Species (INNS) species as listed under Schedule 9 (Part II) of the Wildlife and Countryside Act (1981, as amended). Photographs were also taken to help illustrate site features.

2.3 Scoping for Protected Species

Methodologies¹² for the scoping of notable and protected faunal species are outlined in **Table 2.2**.

Table 2.2: Scoping for notable and protected species methodologies.

Species	Methodology
Bats	A Preliminary Roost Assessment (PRA) was applied to Site features including buildings and trees according to standard methodology ¹³ . Potential Roosting Features (PRF) associated with structures, potential flightpaths and foraging habitats were graded as either none, negligible, low, Moderate or High. Trees were further defined as FAR (Further Assessment Required) or None (Either no PRFs in the tree or highly unlikely to be any).
Badger <i>Meles meles</i>	In accordance with the National Badger Survey ¹⁴ a search of up to 30m from the site was undertaken for badger setts and associated field activity; runs, prints, latrines and hairs caught on fences. Any setts identified were categorised as a main, subsidiary or outlier and further identified as being active, partially active or disused. Due to the legal protection of badgers and potential risk of badger baiting, the location of setts are not included in this PEA.
Riparian Mammals	Any watercourse within or connected to the Site were assessed for the potential presence of water vole <i>Arvicola amphibius</i> and otter <i>Lutra lutra</i> . Assessment methodology adhered to the <i>Water Vole Conservation Handbook</i> ¹⁵ and <i>River Habitat Management</i> ¹⁶ .
Amphibians	Where ponds were identified within 250m of the site they were assessed (where accessible) for their suitability to support great crested newts (gcn) <i>Triturus cristatus</i> and other notable amphibian species. Ponds within 500m were referenced in respect of potential pathways for amphibian migration to the Site. ¹⁷
Birds	Habitats were assessed for their potential to accommodate nesting birds between March to August, inclusive. The assessment extended to notable species that may utilise adjacent fields for feeding and ground nesting.
Reptiles	In accordance with the ' <i>Herpetofauna Workers Manual</i> ' ¹⁷ site features were assessed for their reptile potential; variations in local topography / surface geology and refuge / hibernation opportunities.
Other Fauna	Site features were assessed for other potential notable faunal species that offer significant contributions to biodiversity, i.e. hedgehog <i>Erinaceus europaeus</i> .

¹⁰ UKHab Ltd (2023). UK Habitat Classification – Version V2.0 (at <https://ukhab.org/>)

¹¹ DEFRA, (2024). The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology July 2024 (V1.0.2).

¹² CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

¹³ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.

¹⁴ Harris S, Cresswell P and Jefferies D (1989). Surveying Badgers.

¹⁵ Strachan R, Moorhouse T, Gelling M (2011) Water Vole Conservation Handbook. (3rd Ed) Wildlife Conservation Research Unit.

¹⁶ National Rivers Authority (1993). Otters and River Habitat Management. Conservation Technical Handbook, Number 3.

¹⁷ Gent and Gibson (2003) Herpetofauna Workers Manual

3. Survey Findings

3.1 Designated Sites

The Site falls within the impact zone of South Pennine Moors Special Scientific Interest (SSSI), also designated as a Special Protected Area (SPA) and Special Area of Conservation (SAC). Whilst there is no priority habitats connected to the Site, the southeast Site boundary and surrounding fields are shown as a Nature Recovery Opportunity Area on the Greater Manchester Nature Network Map¹⁸.

Sites of Biological Interest (SBI) within 1km of the Site (**Appendix C**) includes Rochdale Canal Scowcroft Farm Warland (300m east) and Summit Quarry (400m east). Both SBI's are separated from the Site by Calderbrook Road and Todmorden Road, with no direct hydrological pathways.

3.2 Notable Habitats

There are no notable habitats connected to the Site. The nearest potential relevant notable habitat is an area of good quality semi-natural grassland, 400m northwest.

3.3 European Protected Species Licensing

There were no European Protected Species (EPSL) Licences for bats, and no great crested newt *Triturus cristatus* class survey licence returns within 1km of the Site.

3.4 Habitats

Figure 1, Appendix A shows the Site habitats, with supporting photographic plates included as **Table 3.1**. Site features include:

The site was a horse grazed field with a sloping northeast facing aspect. The highest elevation (226m) was on the northwest boundary adjacent to Higher Calderbrook Road, with the lower elevation (221m) on the southeast boundary of Salley Street.

The grassland (g4 Modified) was evident of agricultural improvement, heavily grazed by horses and poached in localised areas. There was a poor species composition with two dominant grass species, including perennial ryegrass *Lolium perenne* and localised Yorkshire-fog *Holcus lanatus*. Broadleaved dock *Rumex obtusifolius* was a locally frequent herbaceous plant, reflecting areas for where horses defecate. Locally rare species included creeping buttercup *Ranunculus repens* and common sorrel *Rumex acetosa*.

The central section of grassland supported saturated conditions with occasional localised creeping buttercup *Ranunculus repens*. An artificial channel (50 Ditch) dissected through the grassland, which was also poached with ill-defined sides and central channel. Associated with drier mud mounds, there was locally rare foxglove *Digitalis purpurea*.

There were four sheds on-site (u1b6 Other developed land – Sheds), part defunct with localised encroachment of bramble *Rubus fruticosus* agg., common nettle *Urtica dioica* and creeping thistle *Cirsium arvense*.

Site trees included a young goat willow *Salix caprea* on the southwest boundary and three sycamore *Acer pseudoplatanus* tree stumps on the Site's east boundary (parallel to Salley Street) for where the proposed access track is defined. Review of aerial imagery¹⁹ reflects the trees were present 2020-2023 indicating degradation of Site habitats (tree loss). A low derelict drystone was also present on sites southeast boundary.

¹⁸ Greater Manchester Nature Network Map: <https://experience.arcgis.com/experience/>

¹⁹ <https://earth.google.com/> accessed April 2026

Table 3.1: Site photographs

Plate 1: g4 Modified, species poor and damaged.	Plate 2: Central section of grassland with scattered rushes.
	
Plate 3: Top section of grassland with broadleaved dock.	Plate 4: Grazing effects on grassland sward & ditch through central grassland.
	
Plate 5: Wooden shed with encroachment of bramble.	Plate 6: Ditch running through grassland.
	
Plate 7: Lower section of Site & proposed access location from Salley Road.	Plate 8: Bare earth from overgrazing.
	
Plate 9: Goat willow on southwest boundary.	Plate 10: remaining sycamore tree stumps, removed c.2023.
	

3.5 Protected and Notable Fauna

Findings for protected and notable species are included as **Table 3.2**.

Table 3.2: Protected and Notable Species Findings

Species	Methodology
Bats	GMEU returned 21 records for common pipistrelle <i>Pipistrellus pipistrellus</i> / pipistrelle species. 16 records related to a garden in Littleborough, dated 2002-2013. Other records related to Rochdale (2019) and there was only one record for Calderbrook (2002), which was a single bat causality. As there were no trees on Site and the buildings were defunct wooden sheds absent of voids / crevice's and exposed to the rain, there were no on-Site potential for bat roosting. Site habitats were assessed to be of Moderate value for bat commuting and foraging, with soft-rush and horse manure giving rise to insects and due to trees and hedgerows to the south which formed continuous habitat.
Badger <i>Meles meles</i>	No desk study returns for badgers, although the semi-rural context is likely to be utilised by badgers for commuting and foraging. There was no badger <i>Meles meles</i> setts or field activity such as foraging or pathways within, or up to 30m of the Sites boundary (where accessible). The Site was assessed to have negligible potential for sett excavation due to damp conditions prevailing within the soil.
Riparian Mammals	One record (2018) for otter <i>Lutra lutra</i> within 800m and relating to fishing ponds. There were no records for water vole <i>Arvicola amphibius</i>. Whilst there was a ditch traversing through the Site and the presence of soft-rush <i>Juncus effuses</i> to reflect prevailing damp conditions, these features were assessed as negligible potential for otter. They were not connected to a watercourse, absent of a suitable food supply and absence of feature for otters to establish a holt / resting place.
Amphibians	Only two records for common toad <i>Bufo bufo</i>, dated 2015 and 2024 and not within 500m of the Site. There were no ponds within 250m of the Site or great crested newt <i>Triturus cristatus</i> pond survey returns up to 1km. The wet conditions on-Site may offer suitable terrestrial habitats for amphibians, although the Site is not suitable for breeding and amphibians are potentially present if low very low numbers.
Birds	The small-scale of the Site and excessive poaching limited potential for ground nesting birds, although the sheds with localised bramble <i>Rubus fruticosus</i> agg provided suitable refuge for birds to establish nest from March to August, inclusive. Two species recorded on Site included black bird <i>Turdus merula</i> and robin <i>Erithacus rubecula</i>.
Reptiles	There were no desk study returns for reptiles, and the Site had negligible potential for this species group, with absence of vegetation structure and refugia for basking and shelter.
Other Fauna	There were 7 records for hedgehog (date range 012-2022), all associated with a garden in Littleborough, 1km distance. The location of the Site within a semi-rural context may support opportunities for hedgehog, although at low numbers.

4. Evaluation and Recommendations

4.1 Designations and Notable Habitats

Relative to the development being small-scale, the presence of landscape barriers (roads) and absence of hydrological pathways, the proposal was assessed to not result in significant impacts upon the South Pennine Moors Special Protected Area (SPA), Special Area of Conservation (SAC) or Special Scientific Interest (SSSI).

Similarly, due to distance and landscape barriers there will be no impact on Rochdale Canal Scowcroft Farm Warland or Summit Quarry SBI.

There was no priority habitats directly connected to the Site, although given the Site was within and adjacent to Nature Recovery Opportunity Areas on the Greater Manchester Nature Network Map²⁰ there will be a requirement for the Client to implement biodiversity enhancement to support the borough's long-term nature recovery through conserving and enhancing ecological connectivity. This will be delivered through the mandatory BNG requirements.

4.2 Habitats

Site habitats were assessed as poor²¹ relative to agricultural improvement, low species diversity, evidence of habitat degradation and damage of habitats from tree removal and excessive poaching.

As part of the proposal there is an opportunity for recovery of Site habitats through habitat creation and a commitment to long-term management through delivery of a 30-year Habitat Management and Monitoring Plan (HMMP)²², typically with a Section 106 agreement to detail how the land will be managed for meeting BNG.

A Biodiversity Net Gain Plan²³ (post permission document) will also be required to detail how the 10% BNG target is met on the Site.

With habitat creation (**Figure 2, Appendix A**) for g3c Other neutral grassland and 8 planted small native trees, post development the Site would deliver a BNG gain of 85.93% with a delivery of 0.28 units. This is dependant on the delivery of:

- Creation of species rich other neutral grassland in all areas of retained grassland post development, requiring seed application and a meadow cutting regime to prevent nutrient build up and colonisation of non-desirable species. Domestic grazing is not advised due to the risk of damage and poaching, as has already been recorded at baseline.
- To plant a mix of 8 native trees to compensate for tree loss as identified from historical aerial imagery and to from and to support the mapped action within the Nature Recovery Opportunity Area: *Protect and enhance long-established woodland and old trees and Enhance woodlands, scrub and hedgerows*. Target species include hawthorn *Crataegus monogyna*, goat willow *Salix caprea*, rowan sorbus aucuparia and pedunculate oak *Quercus robur*.

It is assumed a drainage strategy will be required for the Site, which should seek to be designed to support natural site drainage, enabling natural filtration of water through the soil profile for the grassland to achieve balance between drier and wetter profiles.

²⁰ Greater Manchester Nature Network Map: <https://experience.arcgis.com/experience/>

²¹ DEFRA, (2024). The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology July 2024 (V1.0.2).

²² <https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

²³ <https://www.gov.uk/government/publications/biodiversity-gain-plan>

4.3 Protected and Notable Fauna

Faunal species requiring further consideration for the proposed development include:

Bats

The final proposal design will require a bat sensitive lighting scheme²⁴ to ensure maintenance of dark conditions throughout the night are maintained for bat commuting and foraging. Key requirements will include:

- Type of lamp: using low- or high-pressure sodium instead of mercury or metal halide lamps;
- Use of UV filters/glazing;
- Light levels: Within standards for safety and security, light levels should be at the minimum required;
- Timing: Use of timers and/or movement sensors to ensure lighting is only used when required;
- Minimising light spill by design of luminaire and use of accessories such as hoods, cowls, louvres and shields; and
- Use directional lighting to avoid illuminating suitable flight paths such as grassland areas and field boundaries.

Birds

The degraded sheds on Site with localised bramble and also a defunct stone wall on the Site's southeast boundary have potential to accommodate bird nesting from March to August, inclusive. The Site is likely to support species of urban and semi-rural habitats.

To avoid any delays to the construction programme, Site clearance should commence in the winter to avoid the core nesting season from March to August, inclusive.

Any vegetation removal that is undertaken between March to August, inclusive will be subject to 24hrs pre-works nest inspection. Any active nest found will be protected by a 5m buffer as a minimum until the fledglings are confirmed to have vacated the nest by a suitably experienced ecologist.

Amphibians and Reptiles

Reasonable Avoidance Measures (RAMs) are required due to a potential low risk of causing harm to amphibians and small mammals sheltering within terrestrial habitat. RAMs will relate to hand searches prior to the removal of ground level features the drystone wall and shed foundations. Any wildlife encountered to be notified to an ecologist.

General fauna

Throughout the development any ground excavations should always be tightly covered over to prevent small mammals becoming trapped. Any small mammals encountered such as hedgehog will require Site contractors to inform an ecologist so that appropriate action can be taken to take the hedgehog to a safe place of refuge, which relative to seasonal timing may include a wildlife protection organisation.

4.4 Enhancement

In accordance with Policies G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework there will be a requirement for a Species Enhancement Statement / Biodiversity Enhancement Plan tailored to the Site's local biodiversity needs. This is likely to be provision of bat roosting and bird nesting boxes, with habitat creation driven by BNG requirements.

²⁴ Institute of Lighting Professionals and Bat Conservation Trust, 2018. Bats and Artificial Lighting in the UK Bats and the Built Environment Series Guidance Note.

4.5 Construction & Environmental Management Plan (CEMP): Biodiversity.

A CEMP – Biodiversity is required for the Site as this will provide a means for setting out and securing biodiversity protection measures, including:

- The specification and location of robust construction fencing to protect habitats surrounding the proposal Site.
- Pre-works nest inspections and protection measures for the presence of nesting birds.
- RAMs relating to amphibians and small mammals.
- Best construction practice measures to maintain biosecurity.
- The role and responsibilities of site personnel and the Ecological Clerk of Works (ECOW).

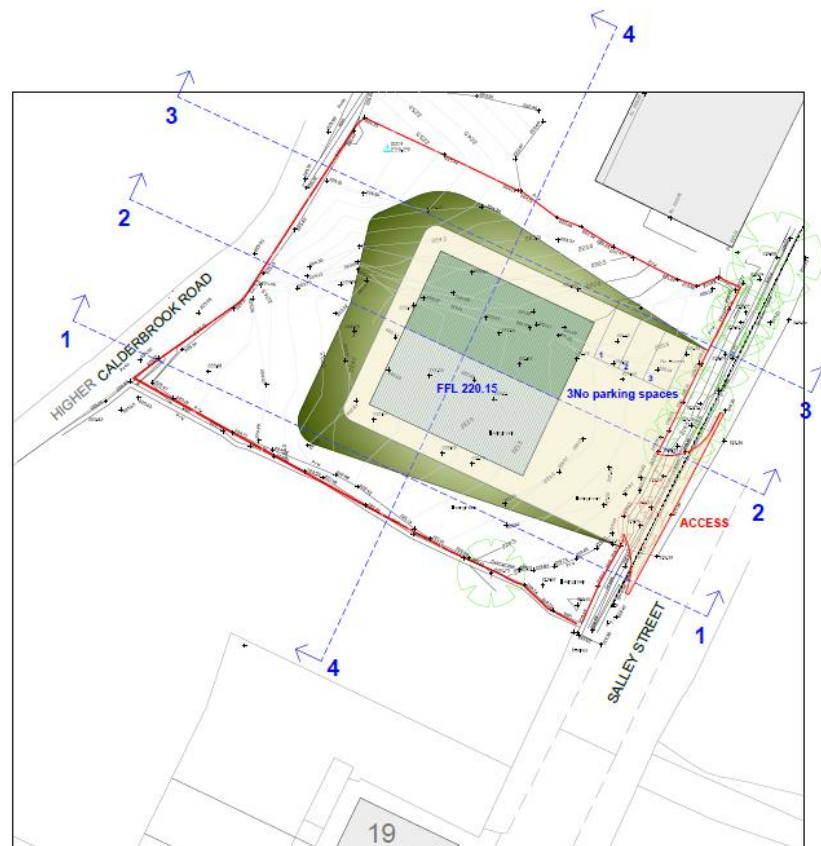
5. Conclusion

Summary requirements in relation to the proposal are detailed in **Table 5.1**. The requirements will need to be delivered through a CEMP – Biodiversity, relevant BNG documents and other requirements specified by the Local Planning Authority. The aim of such documents is to minimise the risk of construction effects on ecological features and, ensure compliance with relevant environmental legislation, guidance, standards during the works. Ensuring that project team implements best practices for environmental management, leading to improved efficiency and effectiveness in mitigating ecological impacts. BNG for habitats will otherwise be delivered through a HMMP.

Table 5.1: Required Mitigation and Best Ecological Practice.

Feature	Survey and Avoidance Measures	Timings	Biodiversity Enhancement Recommendations
Habitats	Fencing around development boundary to safeguard adjoining habitats. Retention and enhancement of suitable features where feasible.	Throughout development.	To be driven by BNG requirements and to align with national and local planning policy, seeking newly planted trees and Other neutral grassland creation.
Bats	Design measures require formalising and approving relating to minimising light spill, to avoid existing and potential post development bat foraging and commuting habitat.	Throughout development and post development.	Installation of artificial bat roost features for the agricultural buildings. Number and position of boxes to be formalised as part of final design, within a Species Enhancement Statement.
Birds	Undertaken vegetation removal / demolition of sheds, dismantling of stone wall to avoid impacting nesting birds during the breeding season, March to August, inclusive. Or, undertaken 24-hour pre-works inspections and safeguard any nest with a minimum 5m exclusion zone.	Applicable March to August, inclusive.	Installation of artificial bird nest boxes. Number and position of boxes to be formalised as part of detailed design and a Species Enhancement Statement.
General fauna	Pre-site clearance RAMS at ground level for works relating to vegetation removal and soil stripping. Ground excavations / trenches should always be tightly covered over to prevent small mammals becoming trapped. Daily inspections of excavations are required. Report upon any fauna encountered to an ecologist so that appropriate action can be taken.	Throughout the development.	None.





PROPOSED SITE PLAN

This drawing is provided as a document to gain either Planning Permission or Building Regulations approval purposes only. It is not a guarantee that Planning Permission will be granted.

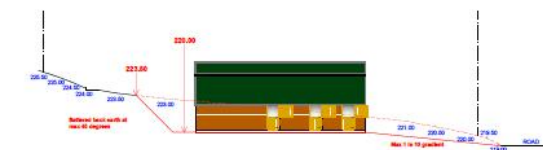
This drawing and all contents are the copyright of James Campbell Associates Ltd. No copies to be made from the drawing details without express authorisation by James Campbell Associates Ltd.

[illegible]

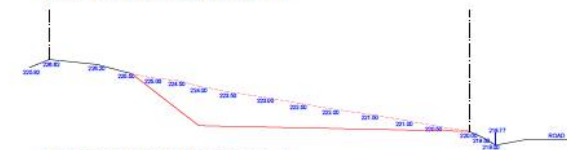
CONSTRUCTION NOTES:-



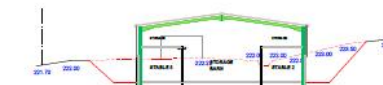
PROPOSED SITE SECTION 1 - 1



PROPOSED SITE SECTION 2 - 2



PROPOSED SITE SECTION 3 - 3



PROPOSED SITE SECTION 4 - 4



DRAWING TITLE		PROPOSED SITE PLAN	
		JAMES CAMPBELL ASSOCIATES LTD CIVIL ENGINEERS AND ARCHITECTURAL SERVICES  	
Campbell House 472 Rochdale Road Glasgow Rochdale M20 6BN UK		Tel: 01763 351400 Fax: 01763 351222 Email: info@jamescampbellassociates.co.uk www.jamescampbellassociates.co.uk	
PROJECT			
PROPOSED BARN & STABLES BUILDING			
LOCATION			
LAND TO SIDE OF 19 SALLEY STREET CALDERBROOK LITTLEBOROUGH			
DRAWN:- Frank James Smith		DRAWING NUMBER:-	
DATE:- October 2025			
SCALE:- 1:500			
TITLE:- h		17.1616.2.4B	





Survey Information	
	Site boundary (1,263.3m ²)
Survey Results	
	g3c - Other neutral Grassland, Moderate (522.0m ²)
	q3c - Other neutral Grassland, Moderate (190.4m ²)
	u1b5 - Building (228.8m ²)
	u1b6 - Other developed land (322.1m ²)
	200 - Rural tree, small (1)
	200 - Tree, newly planted (8)

Source: Ordnance Survey © Crown copyright 2025. All rights reserved. Licence Number 100049637.

PROJECT TITLE 9 SALLEY STREET, CALDERBROOKE

DRAWING TITLE

Figure 2: Proposed Habitat Plan

VER	DATE	REMARKS	Drawn	Checked
2.1	01/05/26	Proposed	MP	MC

DRAWING NUMBER: MCEcology/9SalleyStreet/Proposed

SCALE	1:300	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
-------	-------	-----------	----	-------	------	------------	-----

Miranda Cowan Ecology Ltd.

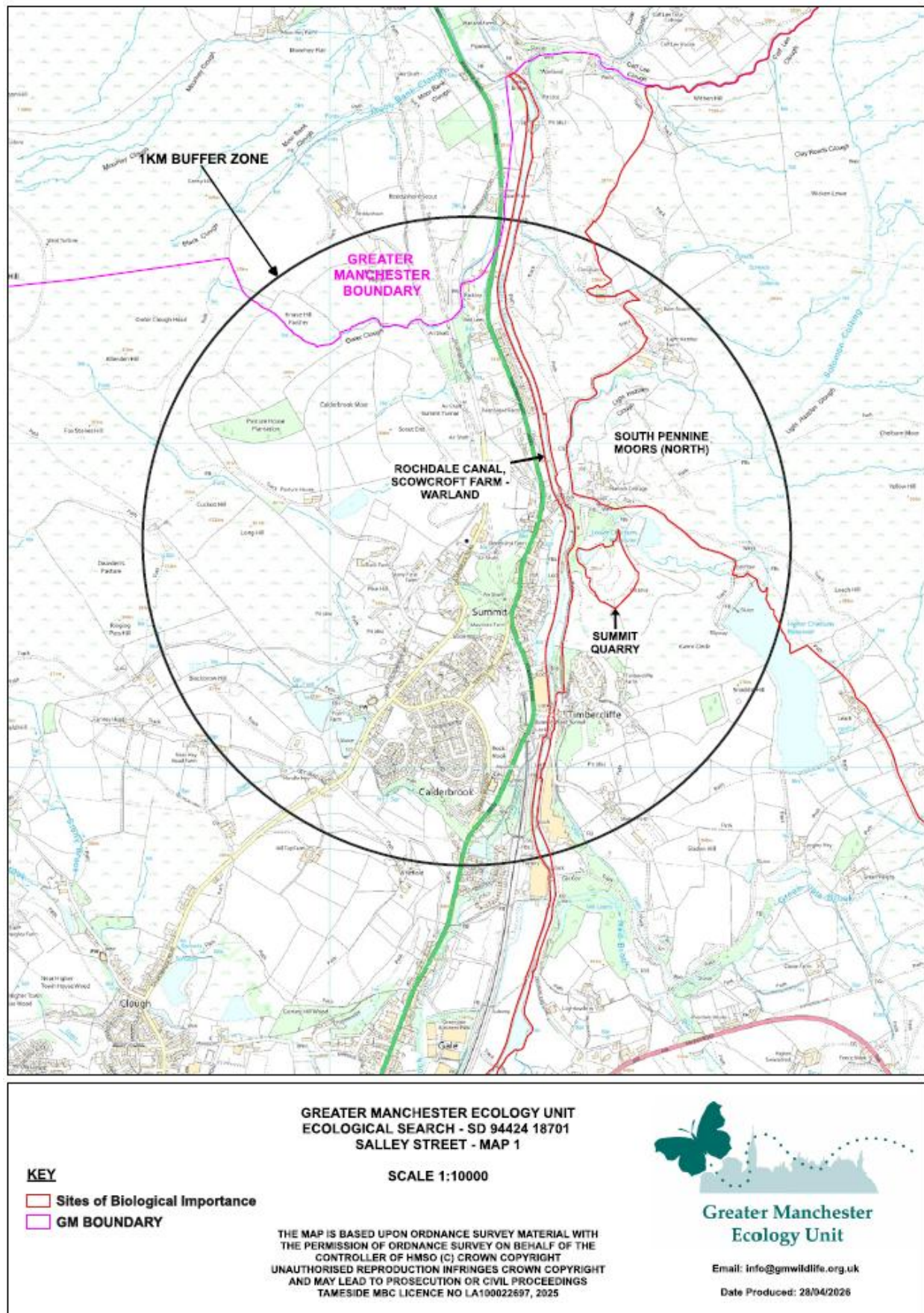
Appendix B: Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site. Land to the side of 19 Salley Street, Calderbrook, Littleborough, OL15 9NG	Survey date and Surveyor name	20th of April 2026
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	
Grid reference	SD 944 187	Habitat parcel reference	g4 Modified grassland
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Just one fgrass species evident as present, areas of bare ground.
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	
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
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.	No	Excessive poaching
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			
Number of criteria passed			
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved */✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes	

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site. Land to the side of 19 Salley Street, Calderbrook, Littleborough, OL15 9NG	Survey date and Surveyor name	20th of April 2026
Limitations (if applicable)	None, on-site accessible.	Survey reference (if relating to a wider survey)	
Grid reference	SD 944 187	Habitat parcel reference	g3c6 Lolium-Cynosurus neutral grassland, including an area of 14 Scattered and an artificial 50
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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 (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	Species poor and poached by horses. Some soft rush due to drainage from fields at higher elevation.
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	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	Localised low-growing bramble.
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	
E	Combined cover of species indicative of suboptimal condition ³ 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 WCA ⁵) are present, this criterion is automatically failed.	No	Excessive poaching, damaged grassland.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		1	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	1 pass on D	
Suggested enhancement interventions to improve condition score			
Reduce or remove grazing as is a small grassland.			
Notes			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	On-site. Land to the side of 19 Salley Street, Calderbrook, Littleborough, OL15 9NG	Survey date and Surveyor name	20th of April 2026
Limitations (if applicable)	None, site accessible.	Survey reference (if relating to a wider survey)	
Grid reference	SD 944 186	Habitat parcel reference	200 Tree (small rural)
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Self-seeded goat willow.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	3 trees removed, although applied as present following review of historical imagery.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Trees removed on Salley Street, only one small goat willow on south west boundary of site.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		1	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	1 native species.	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Appendix C: Desk Study Data



Appendix D: Legislation

Legislation potentially applicable to the site is detailed below, which covers the UK and Wales only. For a more definitive statement of law it is recommended that the full legislative acts are sighted.

The Environment Act 2021: legislation for provision about targets, plans and policies for improving the natural environment; for statements and reports about environmental protection; for the Office for Environmental Protection; about nature and biodiversity; for conservation covenants. Part 6 of the Act makes provision about biodiversity net gain in relation to development to be either a planning condition for smaller projects or a development consent for nationally significant infrastructure projects.

Conservation of Habitats and Species Regulations 2017: are made under section 2(2) of the European Communities Act 1972, are the principal means by which Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the “Habitats Directive”) is transposed for England and Wales and territorial seas.

The Wildlife and Countryside Act 1981 (as amended): gives general protection measures for wildlife and special measures for species included on Schedules of the Act. Schedule 1 lists birds that are afforded special protection, Schedules 4-6 protects various wild animal species from injury, killing or disturbance, and Schedule 8 confers protection to certain plant species. Section 14 prohibits the establishment of non-native plant species, which are listed in Schedule 9. It is an offence to plant or cause schedule 9 species to grow in the wild. This includes the moving of contaminated soil or plant cuttings.

The Countryside and Rights of Way Act (CROW Act) 2000: amended the Wildlife and Countryside Act 1981 to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that a species, listed on Schedules of the Wildlife and Countryside Act, uses for shelter or protection. The repealed Section 74 of the CROW Act listed habitats and species important to biological diversity in England, in accordance with the 1992 UN Convention on Biodiversity (Habitats and Species Action Plans under The UK Biodiversity Action Plan is the means by which the government complied with its duty under Section 74).

Section 41 of the Natural Environment and Rural Communities Act (2006): replaces Section 74 of the Countryside and Rights of Way Act, 2000 and refers to the list of organisms and habitats of principal importance published under the repealed Section 74 of the CROW Act 2000. The Secretary of State must take such steps to further the conservation of the living organisms and types of habitat included in the list and promote the taking by others of such steps.

The National Planning Policy Framework (NPPF) (Department of Housing Communities and Local Government, 2021): sets out the Government’s planning policies for England and provides guidance on how these policies are expected to be applied. The NPPF includes a chapter on biodiversity, Chapter 15 – Conserving and Enhancing the Natural Environment. In addition to being concerned with the protection of statutorily designated sites, the Chapter outlines ways in which the planning system is required to contribute to and enhance the natural and local environment and sets out guidance for local authorities in respect of the consideration of biodiversity and green infrastructure. The NPPF is a material planning consideration.

The ‘UK Post-2010 Biodiversity Framework’: succeeded the UK Biodiversity Action Plan (UKBAP) in July 2012. The post-2010 framework is underpinned by the biodiversity and environment strategies of the four countries of the UK and sets out their common purpose and shared priorities. The UKBAP list of priority species remains as a reference source and has been used to help draw up statutory lists of priorities.

Biodiversity 2020: is a strategy for England’s wildlife and ecosystem services’, published in 2011, is the most recent biodiversity strategy for England, and has as its mission to halt overall biodiversity loss, support healthy well-functioning ecosystems, and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people; and

In the UK many habitats and species are afforded legal protection to varying degrees through national and European legislation. In addition, advice pertaining to wildlife is given in several planning policy documents and other planning guidance. The main legislation and biodiversity policy documents of relevance to this PEA is summarised below, however, for a more definitive statement of law it is recommended that the full legislative acts are reviewed.