

Smallbridge Business Park, Riverside Drive, OL162SH

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN: BIODIVERSITY

March 2026



Report Control Sheet

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Fothergill Coated Fabrics Ltd to prepare a Construction Environmental Management Plan (CEMP): Ecology. The plan has been produced to inform planning permission for an extension to the existing warehouse on site.

1.1.2. The author of this report is Georgia Duffy MSc, Graduate Ecologist at Collington Winter Environmental Ltd. This report has been overseen by Katie Bird MEnvSci, ACIEEM Associate Director at Collington Winter Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located on an industrial estate to the south of Buckley, a suburban area within Rochdale, in Greater Manchester.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. This report has been produced to satisfy comments, in relation to condition 7, 8 and 9 (Reference: 20/0013/FUL). The condition requires the submission of a CEMP to accompany a planning application for Extension to existing factory and warehouse facility with associated extension to service yard.

“Condition 7 states: Prior to any vegetation clearance, earth works or machinery on the site, a precautionary working measures method statement for mammals and amphibians shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason: *In order to protect wildlife from works that may impact on their habitats, pursuant to Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the National Planning Policy Framework.*

“Condition 8 states: No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

- 1. Identification of "biodiversity protection zones*
- 2. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- 3. The location and timing of sensitive works to avoid harm to biodiversity features.*
- 4. The times during construction when specialist ecologists may need to be present on site to oversee works.*
- 5. Responsible persons and lines of communication.*
- 6. Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To minimise detrimental effects to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.*

Reason for pre-commencement condition: *As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.”*

“Condition 9 states: No works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent or a method statement for the protection of any nesting birds is agreed in writing by the Local Planning Authority. Any method statement shall then be implemented for the duration of the works.

Reason: *In order to protect wildlife from works that may impact on their habitats in accordance with Policy G7 of the Rochdale Core Strategy, JP-G8 of PfE and the National Planning Policy Framework.”*

2 BASELINE CONDITIONS

2.1. PREVIOUS SURVEYS AND ASSESSMENTS

2.1.1.A series of ecological surveys and assessments have been undertaken at the site by Collington Winter Environmental Ltd. Surveys include:

- Preliminary Ecological Appraisal completed in July 2025 (Collington Winter Environmental Ltd).
- Biodiversity Net Gain Assessment in October 2025 (Collington Winter Environmental Ltd).
- Arboricultural Statement on A Proposed Development at Fothergill Coated Fabrics, Smallbridge Business Park, Rochdale OL16 2SH completed in 2025 (Cheshire Woodlands Limited) (Ref: CW/11826-AS).

2.2. ECOLOGICAL CONSTRAINTS

2.3.1.Please refer to Table 2.1 summarising the ecological constraints identified and anticipated to be on site, and the potential risks of the proposed development during the construction phase.

Table 2.1 Ecological Constraints and Potential Risk Summary

Ecological Constraint	Potential Risk	Relevant Legislation and Planning Policy
Designated Sites		
No protected sites on or adjacent to site. Three statutory sites within 5km: Rochdale Canal (SSSI), South Pennine Moors (SSSI, SAC), Healey Dell and (LNR). SSSI Impact Risk Zone: Rochdale Canal (SSSI).	No potential risk anticipated during the construction phase due to distance of the designated sites.	Wildlife and Countryside Act (1981) (as amended).
Habitats and Flora		
Local Biodiversity Action Plan (LBAP) habitats	June 2025 survey identified the site to comprise mainly of artificial permeable surfaces, with areas of developed land and sparsely vegetated land present. No habitats onsite listed under the Rochdale Council Biodiversity Action Plan. No considered to be LBAP.	No Local Nature Recovery Strategy is currently being developed for Rochdale Council. There Local Nature Recovery Strategy plan for Greater Manchester has been published as of June 2025 Biodiversity Action Plan.
Non-native invasive species	No non-native species present on site or recorded within the 1km data search.	Wildlife and Countryside Act 1981 (as amended) under Section 14 (2) (a) to “plant or otherwise cause to grow in the wild” any species listed on Schedule 9, Part II of the Act.
Fauna		
Amphibians	The sites offer limited suitable habitats for amphibians. The soil mound present on site may offer limited refuge and few foraging opportunities. Overall Amphibians are not expected to utilise the site in large numbers. Consideration for amphibian	Great crested newts are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations (2017) Common toads are listed as

	species to be taken when habitat removal is to be completed. There is the risk of injuring or killing individuals through construction should no mitigation be adhered to.	species of Principal Importance in England, as defined by Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006).
Bats (Roosting)	The existing warehouse was deemed as having no bat roosting suitability. The outhouse, which is to have no works and no roosting suitability. No consideration for roosting bats.	The Conservation of Habitats and Species Regulations 2017 (as amended) and by UK law by the Wildlife and Countryside Act 1981.
Bats (activity)	Foraging opportunities are limited in site. The surrounding woodland areas provide more suitable opportunities for bat species and maybe used as commuting corridors for access to the wider landscape. Overall, the site was deemed as having low foraging and commuting value. Potential risk of negatively impacting activity due to increase of construction lighting.	The Conservation of Habitats and Species Regulations 2017 (as amended) and by UK law by the Wildlife and Countryside Act 1981.
Breeding birds	The site offers limited foraging and nesting opportunities. Individual trees may provide nesting opportunities for common species. There is a potential risk of disturbing breeding birds if works are to commence during breeding season, which may lead to abandonment of eggs, injury, or death in individuals.	With certain exceptions, all wild birds, their nests, and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended) and bird species listed on Schedule 1 of the Act receive further protection.
Hedgehog (<i>Erinaceus europaeus</i>)	The species is not anticipated to be present on site, due to the lack of suitable habitat for nesting or hibernation. However, due to the surrounding woodland the species may use the site for commuting occasionally. There is a risk of injuring or killing individuals through construction should no mitigation be adhered to.	Listed on the UK BAP species in 2007 and is on the Biodiversity Lists for England and Wales.
Badger	No badger setts onsite or immediate surroundings. Potential risk of badgers within the local area due to known presence and suitable habitats. There is a potential risk of disturbance, injury, or death to individuals during building works.	Protection of Badgers Act 1992.

CONSTRUCTION-TYPE ACTIVITIES WITH POTENTIAL IMPACTS TO BIODIVERSITY

2.3.2. The following activities could impact biodiversity on and/or offsite and should be included as a part of the risk assessment.

- Site clearance:
 - Removal of vegetation during the active bird nesting season (March to September, inclusive).
 - Removal of materials on site such as rubbles that could be used by amphibian species.

- Site Layout:
 - Location of temporary buildings onsite and the potential impact to surrounding habitats.
 - Temporary storage piles that could attract amphibians into the site boundary.
 - Direction of site lighting and potential impacts on surrounding habitats.
 - Storage of toxic chemicals.
 - Site fencing
- Groundworks:
 - Ground investigations, which includes earthworks and associated machinery.
 - Clearance works using an excavator and transporting the materials using dumpers.
 - Underground services throughout the site.
- Areas of construction and construction works:
 - Areas of wet trades which includes concrete pouring and pollution risks.
 - Nighttime working and artificial lighting.
 - Dust and Noise pollution.
 - Increased in traffic during construction and post development.
- Incidents due to the works:
 - Vandalism.
 - Fire, pollution and accidental pollution events.
 - Incorrect disposal of waste.

3 CONTROL OF WORKS

3.1. SITE OPERATIONS

- 3.1.1. All operations on site will be the overarching responsibility of the site manager. The project ecologist will consult with the site manager to ensure that all site staff are appropriately inducted to the site and are aware of their legal responsibilities regarding wildlife legislation. Updates, regarding ecology, between the project ecologist and site manager are to be completed every quarter year.
- 3.1.2. The project ecologist will ensure that the site manager is aware of all working methods relevant for each phase of works. It will be the site manager's responsibility to ensure all site contractors are aware and competent to undertake these works.
- 3.1.3. The Ecological Clerk of Works (ECoW) will supervise works where necessary, as detailed in Section 4. All works will be recorded within a site diary which will be reviewed periodically by the project ecologist. Any issues will be reported immediately to the project ecologist, and where necessary works may be paused to explore alternative methods.

3.2. ECOLOGICAL CLERK OF WORKS

- 3.2.1. A suitably qualified ecologist will be employed as an official ECoW on site and will be responsible for undertaking all ecologically sensitive works on site, including undertaking any required Toolbox Talks and supervision work.
- 3.2.2. They will also be the nominated person of contact when required and responsible for the following during the construction phase of development:
- Undertaking nesting bird checks pre-vegetation clearance on site, under the Wildlife & Countryside Act 1981 (as amended).
 - Providing advice to developers and contractors when desired on how best to minimise impacts on site biodiversity throughout the construction phase of development if necessary.
 - Where deemed necessary, giving Toolbox Talks on protected species and sensitive habitats to contractors carrying out works within the site. These will cover all potential protected species, invasive species, and habitats relevant to the site and what to do should any such flora or fauna be discovered during the works.
 - Carry out pre-commencement and supervision works as outlined in Section 5, to minimise risk of breaching relevant legislation.
 - Being the main point of contact should any issues relating to ecology arise during site construction.
 - The ECoW will be provided with an updated programme of works to determine watching brief requirements and the associated ecological issues before commencement of any development related activities on site.
- 3.2.3. If the ECoW identifies any issues in relation to ecology or considers that the CEMP is not being adhered to at any point during construction, the developer will be contacted, and measures will be taken to resolve any issues. If the ECoW or construction team identifies any ecological issues themselves, the ECoW will be contacted for advice immediately.

4 MANAGEMENT PLAN

4.1. GENERAL POLLUTION CONTROL MEASURES

4.1.1. Measures will be taken throughout the construction phase to avoid pollution incidents, which may indirectly affect terrestrial, or offsite aquatic habitats and associated protected/notable fauna. Pollution prevention and control strategies will be adhered to at all times. Any accidental damage to the adjacent habitats or fuel spillages within proximity to the site and/or adjacent habitats will be reported to the site manager and the ECoW.

4.1.2. Retained habitats are to be appropriately fenced as 'Biodiversity Protection Zones' and all staff personal undertake a site induction on their working limits in regard to protected species and habitats within the vicinity of the site. The arboricultural statement demonstrates the fenced areas proposed.

4.2. GENERAL LIGHTING CONTROL MEASURES

4.2.1. Lighting is to follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2023). The construction lighting may impact species on site and within the local area which are sensitive to light.

4.2.2. The following luminaire specifications are to be followed to ensure the adjacent habitats remain free from additional lighting as recommended in BCT's guidance:

- All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- LED luminaires will be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.
- Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaries can be recessed where installed in proximity to windows to reduce glare and light spill.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaries will always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting will be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1- or 2-minute timer is likely to be appropriate.

4.2.3. Construction lighting is not to be directed towards retained habitats and surrounding habitats including:

- Retained individual trees.
- Surrounding woodland habitats.

4.2.4. All construction works will be completed during daytime hours.

4.2.5. Security lighting is proposed and will follow the key measures:

- Motion detector lights to minimise lighting over long periods of time.
- To be directed away from hedgerows and individual trees. Directional lighting is to be achieved by angle and orientation of beam use of a cowl, louvre or other light shield, or a combination of these.

4.3. HABITATS

SCATTERED TREES

4.2.6. The Arboricultural Statement (AIA) (Cheshire Woodlands, 2025) demonstrates the extent of tree removal and pruning works to be completed as part of the site clearance works. Temporary protective demarcation fencing will be used to protect trees that are being retained. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase. Relevant protection measures are detailed within the AIA.

4.2.7. The fencing will be in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.

4.2.8. Should any trees become a safety concern, then the appointed Arboriculturist and the ECoW will be contacted immediately to advise further with respect to the future of the tree and any consideration (such as bats and birds) that need to be given.

4.3. FAUNA

AMPHIBIANS

4.3.1. It is unlikely that any amphibian species be present on site. However, due to some suitable habitats it is recommended that consideration of amphibian presence during habitat removal is considered. Any debris is to be cleared by hand, and any common amphibians located moved carefully, by hand, to outside of the impacted area.

4.3.2. A walkover of the area will be taken by the ECoW to determine any change in habitat status/structures on site prior to work commencing. Suitable vegetation for amphibians will be removed under ECoW supervision and are to be trimmed to 15cm (considers presence of hedgehog also). Vegetation areas for removal will be inspected for presence of amphibians prior to clearance and if found they will be removed from the construction site to suitable habitat.

4.3.3. Storage of materials/waste is best undertaken on areas of hard standing or bare ground. Waste is best stored in skips or removed off site as soon as possible to avoid creating refuges which could be utilised by amphibians. Mounds of soil are to be compacted around the base to avoid creating refuges which amphibians and reptiles could utilise.

4.3.4. Site working is to avoid the creation of temporary waterbodies which may be attractive to amphibians. For this purpose, excavations can be backfilled as soon as possible following creation or fitted with ramps to allow a means of escape. A check for the presence of amphibians is advisable before excavations are infilled.

BATS (ACTIVITY)

4.3.5. Potential lighting impacts may occur on commuting and foraging bats.

4.3.6. As stated in Section 4.2, security lighting during construction is to be appropriately placed to avoid retained habitats and are to be motion censored.

BREEDING BIRDS

4.3.7. Any vegetation and building clearance required should be undertaken outside the breeding bird season of the March to September, inclusive. If not possible, the ECoW will be present to undertake a nesting bird check of vegetation to be removed, including grassland to consider potential ground-nesting birds, within 48 hours of clearance works.

4.3.8. Active nests will be protected, and a buffer marked out with appropriate fencing (such as Heras fencing), until

the young have fledged. The ECoW will determine the required buffer area based on species and status of breeding condition. A Letter Statement will be produced by the ECoW and submitted to the Local Planning Authority as evidence that an ecologist attended site, if necessary.

HEDGEHOG

4.3.9. During site clearance, the area of vegetation is to be cleared under ECoW to ensure no sheltering hedgehogs are impacted by the works. If hedgehogs are located, they will be carefully moved by hand to a non-construction zone onsite and covered by debris.

BADGER

4.3.10. The following Precautionary Working Methods (PWMs) will be adhered to during proposed construction phasing, as stated within the Method Statement:

- All site operatives will be made aware of the presence of the species, their working limits, and legal responsibilities. All site operatives will be inducted as to identifying potential badger setts and should be vigilant if they suspect they locate a sett during works and inform the project ecologist immediately.
- All excavations will be battened at a 45-degree angle, or a ramp will be placed within the excavation, to allow escape should animals become trapped.
- All site machinery and materials will be appropriately stored to avoid harm to the species.
- Trees and shrubs must be felled so that they fall away from the obvious direction of a sett and must not be uprooted but cut to ground level where necessary.
- Badger trails must be cleared of felled timber and scrub.
- Any pipes over 150mm diameter are to be blocked at the end of each working day.
- Any stored spoil must be compacted at the end of each day's work to discourage badgers from digging new setts within spoil mounds.
- All working areas are to remain clear of vegetation to discourage badgers from digging new setts with the development areas.

4.3.11. During site inductions, all contractors will be briefed on how to identify badger setts; and given the confidence to cease works and contact an ecologist if they believe any new setts have been located.

5 SUMMARY

5.1.1. The plan has demonstrated the following:

- Risk assessments of potentially damaging construction activities as detailed under Section 2.2, utilising existing ecological surveys (as detailed in Section 2.1).
- Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements), discussed in Section 4.
- The location and timing of sensitive works to avoid harm to biodiversity, as detailed in Section 4 and Appendix.
- Confirmation that there will be no clearance of trees or vegetation between 31st March and 31st August inclusive unless a competent ecologist has undertaken a careful detailed check of vegetation for amphibians, hedgehogs. A detailed check for active birds' nests, should be conducted immediately before vegetation removal, and written confirmation that no birds will be harmed and/or appropriate methods are in place to protect nesting bird interest on sites should be provided. Any such written confirmation should be submitted to the LPA for its written approval before any clearance of trees or vegetation as detailed under Section 4.4.
- Lighting used during construction to minimise impacts on wildlife, as discussed under Section 4.2.
- Open excavations or pipes to be sealed at night. Ramps / planking to be installed to permit wildlife to escape being trapped in structures during construction, as outlined under Section 4.4.
- The role and responsibilities of an ecological clerk of works or similar competent person, as outlined under Section 3.

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- The Environment Agency (2018). EA Position Statement.
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- Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

TIMING OF WORKS			
CONSTRUCTION ACTIVITIES	ACTION	TIMING	RESPONSIBILITIES
PRE-CONSTRUCTION/SITE CLEARANCE			
Erection of protection fencing	Installation of fencing to protected retained/adjacent habitats where required. Twice annual checks of fencing will be completed by the ECoW to ensure the works detailed in the Plan are being followed and remedial measures will be completed by the site manager where required.	Prior to Construction Phase	ECoW and Site Manager
General pollution measures	Measures will be taken throughout the construction phase to avoid pollution incidents, which may indirectly affect habitats and associated protected/notable fauna, as detailed in Section 4.1.	Prior and during Construction Phase	ECoW and Site Manager
General lighting control measures	Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these, as detailed in Section 5.1.2.	Prior to Construction Phase	Site Manager
Toolbox Talk	Toolbox talk to be completed by the ECoW in relation to the 'Biodiversity Protection Zones,' badgers, breeding birds, otter, amphibians and bats.	Anytime of the year – completed when relevant.	ECoW and Site Manager
Vegetation Clearance - Nesting bird checks	Vegetation removal is to be completed outside of the breeding bird season (March to September, inclusive). If this is not possible, the area will be subject to a nesting bird check by the ECoW, within 48 hours to works commencing. If a nest (or nest in construction) is found, a suitable stand-off area will be maintained. The suitable stand-off will be decided by the ECoW and will be designated as a temporary 'Biodiversity Protection Zone'.	March to September (if required)	ECoW and Site Manager
Vegetation Clearance – Hedgehogs and Amphibians	PWMs for amphibians and hedgehogs (detailed in Section 4.5) during the removal of debris/wood piles, and removal of dense scrub.	November to April (if required).	ECoW and Site Manager
DURING CONSTRUCTION			

Vegetation Clearance - Nesting bird checks	Vegetation removal is to be completed outside of the breeding bird season (March to September, inclusive). If this is not possible, the area will be subject to a nesting bird check by the ECoW, within 24 hours to works commencing. If a nest (or nest in construction) is found, a suitable stand-off area will be maintained. The suitable stand-off will be decided by the ECoW and will be designated as a temporary 'Biodiversity Protection Zone'.	March to September (if required)	ECoW and Site Manager
Badger monitoring	Ongoing monitoring of badger activity during the construction phase by contractors/site manager. PWMs detailed in Section 4 are to be followed throughout the construction phase.	Throughout construction phase	Site Manager
Retained Habitats Protection	Pollution control measures detailed in Section 4.3 are to be followed throughout the construction phase.	Throughout construction phase	Site Manager

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