



Ecological Impact Assessment

Land at Wallis Avenue, Rochdale

Lidl GB Ltd and Wilson Bowden

MAN.1230.085.EC.R.001



Contact Details:

Enzygo Ltd. (Bristol Office)
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

tel: 01454 269237
email: derek.allan@enzygo.com
www: enzygo.com

Ecological Impact Assessment

Project:	Land at Wallis Avenue, Rochdale
For:	Lidl GB Ltd and Wilson Bowden
Status:	Final
Date:	26 th May 2026
Author:	Daniel Hull MSc BSc (Hons) Qualifying member of CIEEM – Assistant Ecologist
Reviewer:	Chris Schofield MSc BSc (Hons) ACIEEM – Principal Ecologist

Disclaimer:

This report has been produced by Enzygo Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Enzygo Limited Registered in England No. 6525159
Registered Office Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

Contents

1	Introduction	5
1.1	Commission	5
1.2	Proposed Development/Identification of Impacts.....	5
1.3	Aims and Objectives	5
1.4	Background.....	5
1.5	Local Planning Policy.....	6
1.6	Site Context	6
2	Methodology.....	8
2.1	Desk Study	8
2.2	Field Survey	8
2.3	Assessment.....	9
2.4	Limitations.....	10
3	Baseline Ecological Conditions	12
4	Assessment and Mitigation	25
5	Enhancement and Monitoring	28
6	Conclusion.....	30
7	References	31

Tables and Figures

Table 1 – Survey Dates and Conditions	8
Table 2 – Ecological Features	12
Table 4 – Assessment of effect and mitigation measures	25
Table 5 – Enhancements	28

Drawings and Appendices

Drawings – UK Habitat Classification Map.....	33
Appendix A – Proposed Site Layout.....	34
Appendix B - Legislation and National Planning Policy	35

Non-Technical Summary

- i. In February 2026 Enzygo Ltd was commissioned by Lidl GB Ltd and Wilson Bowden (the Client) to undertake an Ecological Impact Assessment (EclA) of Land at Wallis Avenue, Rochdale OL16 4GP (central grid reference SD 91231 12308), located within the Rochdale Borough Council planning authority. This study will inform proposals for the development of the site to a supermarket and associated car parking and landscaping.
- ii. The purpose of this report is to provide biodiversity information identifying ecological features, confirms potential impacts/effects, and proportionate avoidance/mitigation/compensation strategies, followed by enhancements. This information will advise the Client on constraints and opportunities associated with the proposals.
- iii. The following key ecological features and associated recommendations have been identified:
 - **Impact Risk Zone (IRZ)** - (*Site lies within an IRZ for which the LPA are advised to consult with Natural England on likely impacts, with Rochdale Canal SAC and SSSI 160m to the north at its closest point*) – At the discretion of the planning officer, Natural England to be consulted to confirm the assessment presented here that no potential pathways for impacts on Rochdale Canal SAC and SSSI, or any other statutory designated sites in the wider area. It is considered not further separate Stage 1 Habitats Regulations Assessment (HRA) is required to confirm this assessment in this instance.
 - **Hedgerow HPI and Notable Green Infrastructure** – (*The native hedgerow in the east of the site represents Hedgerow UK BAP Priority Habitat, and together with the row of Norway Maple beyond the southern boundary, provide a limited extent of notable green infrastructure and wildlife corridor function through the developed landscape*) – The final layout has been designed to retain and protect the hedgerow and off-site trees, with the exception of the necessary removal of single Norway Maple for new pedestrian access. Construction phase will implement measures to protect retained hedgerow and trees, including implementing a sensitive lighting scheme to minimise potential degradation of this habitat.
 - **Bats** – (*The grassland field and willow scrub provide only a very limited extent of suitable bat foraging and commuting habitat. The location of the site within an urban environment with high levels of artificial lighting is likely to deter light-shy species. There are no roosting opportunities on site*) – It is not recommended that any further bat activity surveys or roost assessments are required due to the lack of roosting opportunities on site and the limited presence of foraging and commuting habitats. A sensitive lighting scheme is recommended, which should be designed in accordance with current guidance;
 - **Breeding Birds** – (*Habitats including willow scrub and individual trees provide a significantly limited extent of suitable habitat for Breeding Birds*) – Site clearance is to be conducted outside of the nesting season, or if necessary, within the nesting season, an Ecological Clerk of Works (ECoW) would advise and supervise works to ensure no active nests to be affected. No further detailed Breeding Bird Surveys deemed necessary or proportionate to inform the assessment of impacts and mitigation design; and
 - **Common Reptiles, and other Priority Species** – (*the grassland field provides a very limited extent of suitable foraging habitat, refuge and shelter for a range of species*)

including common reptiles, small mammals, common amphibians and invertebrates)
– The construction phase should implement precautionary best practice measures to minimise the risk of killing/injury of wildlife. No further GCN or Reptile surveys deemed proportionate or justified in this instance.

- **Invasive Flora** – *(No invasive flora detected during the survey however it is recognised the survey was conducted in March at a suboptimal time of year)* – A precautionary approach to the potential presence of Schedule 9 species should be adopted. If any Schedule 9 species are discovered during construction works, an invasive species specialist shall advise on appropriate treatment/eradication to ensure that the works do not cause the spread of invasive species in the wild.
- iv. In accordance with The Environment Act 2021, a demonstrable 10% overall net gain in habitat units will be required in accordance with the DEFRA Statutory Biodiversity Metric, with irreplaceable habitats retained and habitat trading rules satisfied. Additional biodiversity enhancements can be provided and can include bird and bat boxes.
- v. This report has demonstrated that if the outlined mitigation measures are implemented in full, then no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.

1 Introduction

1.1 Commission

- 1.1.1 In February 2026 Enzygo Ltd was commissioned by Lidl GB Ltd and Wilson Bowden (the Client) to undertake an Ecological Impact Assessment (EclA) of Land at Wallis Avenue, Rochdale OL16 4GP (central grid reference SD 91231 12308), located within the Rochdale Borough Council planning authority. This study will inform proposals for the redevelopment of the site to a supermarket and associated car parking and landscaping.
- 1.1.2 *Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document, in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016).*

1.2 Proposed Development/Identification of Impacts

- 1.2.1 The study will inform proposals for the development of the site to deliver a supermarket with associated car parking and landscaping, and a corresponding zone of influence has been considered (this includes any transboundary effects regardless of administrative areas). The proposed works will involve site clearance and the construction of a new supermarket compound with associated parking and landscaping. Access to the site will be via Wallis Avenue on the northern site boundary. No other land for construction compound, storage of materials, or plant will be utilised. Refer to **Appendix A** for the Proposed Site Plan. It is anticipated that the proposed development may result in lighting impacts which will be considered in this assessment. Noise, vibration, drainage and air quality are not a concern for this project.

1.3 Aims and Objectives

- 1.3.1 The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, confirms potential impacts resulting from the proposals, associated effects to ecological features, outlines proportionate avoidance, mitigation and compensation strategies, and identifies enhancements that can be implemented in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013) to demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.
- 1.3.2 This report has been produced with reference to current Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018), Guidelines for Ecological Report Writing (CIEEM, 2017), is in accordance with Biodiversity – Code of practice for planning and development BS42020:2013 (BSI, 2013).

1.4 Background

Previous Applications

- 1.4.1 A search of the Rochdale Borough Council website has identified one previous application within the site boundary, in the last 5 years. This was a 2023 application (23/01230/FUL), for the construction of a petrol station and two drive thru units, which was rejected. The application was supported by a Biodiversity Impact Assessment (Rachel Hacking Ecology, 2023), an Extended Phase 1 Habitat Survey (Rachel Hacking Ecology, 2023) and an Arboricultural Survey (DEP Landscape Architecture, 2023). These documents have been reviewed and have been used to inform the relevant part of this assessment. Additionally, a

consultation response regarding this application, from the Greater Manchester Ecology Unit (GMEU) did not raise any specific concerns or issues in relation to ecology or the assessments submitted.

Current Application

- 1.4.2 It is our understanding that to date, there have been no correspondence with the LPA Ecologist or any other statutory consultees regarding this proposed development.

1.5 Local Planning Policy

- 1.5.1 The following policies of the Rochdale Borough Council Local Plan (Rochdale Borough Council, 2016) are applicable to nature conservation and this assessment. Note: these details are provided in summary only and the original document should be viewed for details.

- **Policy G6: Enhancing green infrastructure** – The council will sustain and enhance a green network to support growth and regeneration in the borough and provide a high quality environment that meets the needs of the community. They aim to ensure the network supports the sustainable growth of the Greater Manchester city region and links with a wider Greater Manchester strategic green infrastructure network.
- **Policy G7: Increasing the value of biodiversity and geodiversity** – No development should result in a net loss of biodiversity interest in the borough and overall development in the borough should result in a net gain. The council has a priority to protect and enhance existing urban biodiversity and to support opportunities for new urban biodiversity corridors, sites and features including sustainable urban drainage schemes, new public realm provision, street trees and urban woodlands, ponds and lodges, green roofs and natural play areas.

- 1.5.2 The following supplementary planning documents (SPD) have been identified which are applicable to nature conservation and this assessment.

- **Biodiversity and Development SPD** – Provides guidance to ensure that no net loss of ecological interest or assets occurs and that opportunities to enhance such interest are incorporated within development proposals where possible (Rochdale Borough Council, 2008).

- 1.5.3 A Local Nature Recovery Strategy (LNRS) for Greater Manchester is available, which identifies priorities and actions for restoring and enhancing nature across the county, and includes a Local Habitat Map which displays:

- Where valuable areas for nature are currently located. We describe these areas as 'areas of particular importance for biodiversity' (APIB); and
- The locations and actions showing where and how we can create and connect habitats.

- 1.5.4 Refer to **Appendix B** for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

- 1.6.1 The 0.89ha site lies in an urban location in the south-east of Rochdale, Greater Manchester. The site consists predominantly of unmanaged species-poor neutral grassland, with scattered

self-set scrub and saplings, and a hardstanding path running through the centre of the site. A species-poor native hedgerow lies along the eastern boundary, and row of Norway Maple immediately beyond the southern boundary. Google maps indicates that in 2018, the site was used as a storage area during the construction of the residential area to the north, with bare ground as the predominant habitat, and which appears to have been left to recolonise with vegetation since. The site is bordered by Wallis Avenue to the north, with residential properties beyond; Michael Faraday Avenue to the east, beyond which lies a large warehouse; Sir Isaac Newton Way to the south, with sports pitches located to the south of the road; and Rochdale Bypass to the west, with a garden centre beyond. The wider landscape is characterised mostly by residential, commercial and industrial properties to the north and west, with agricultural areas more prominent to the east and south.

- 1.6.2 The site lies within the Manchester Pennine Fringe National Character Area (NCA) (Natural England, 2013), which *“occupies the transitional zone between the open moorlands of the Dark Peak and Southern Pennines, and the densely populated urban conurbation of Manchester. The area wraps around Manchester from Bolton in the north-west to the edge of Hazel Grove in the east, and includes the industrial towns of Bury, Bolton, Rochdale, Oldham, Dukinfield and Glossop. This transitional area runs along the edge of the Millstone Grit of the Pennine uplands, and is underlain by Carboniferous Millstone Grit and the Pennine Coal Measures, which broadly dip to the south-west. The area owes much of its character to its proximity to the adjacent Pennine moors, and the deeply incised, steep valleys that characterise the transition from moorland to urban area. The elevation of the area is generally between 100 m and 300 m, between the lower plains and higher Pennine moors”*.

Figure 1: Survey Area



Image courtesy of Google Image Pro 7.3.6.9796. Imagery date March 2025, accessed 15th April 2026.

2 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. Records obtained included:

- Statutory sites designated or classified under international conventions or European legislation within a 5km radius, statutory sites designated under national legislation (including Marine) within a 2km radius, Natural England GCN Pond Surveys for District Level Licensing data (and GCN Risk Zones), and existing EPS Licence applications within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius [10th March 2026] (DEFRA, 2026);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [10th March 2026] (Rochdale Borough Council);
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; MAGIC; and Ordnance Survey Street View, 10th March 2026); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence (Greater Manchester Local Records Centre [13th March 2026]).

2.1.2 Data received has been extracted and summarised using QGIS 2.18, with original sources not extracted directly. Data has also been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2023).

2.2 Field Survey

2.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 – Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions
Preliminary Ecological Appraisal	11 th March 2026	Daniel Hull MSc BSc (Hons) Qualifying member of CIEEM (Assistant Ecologist at Enzygo) Chris Schofield MSc BSc (hons) ACIEEM (Principal Ecologist at Enzygo)	Dry and mostly cloudy (70% cloud cover) with a light wind and temperature of 11°C

UK Habitat & Preliminary Ecological Appraisal

- 2.2.2 In accordance with Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM, 2017) the Preliminary Ecological Appraisal (PEA) survey included the following.

Mapping of Habitat Types

- 2.2.3 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2023), as the recommended published method of habitat classification. It has been used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.
- 2.2.4 Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately recorded these).

Assessment of possible presence/likely importance for Protected & Priority Species

- 2.2.5 An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include: Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering and migratory birds; Bats (including potential roost sites, foraging and commuting habitats/features), Badger, and Other mammal species.

2.3 Assessment

Assessment of Potential Development Impacts

- 2.3.1 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2018). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' or where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).
- 2.3.2 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.

- 2.3.3 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.
- 2.3.4 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2018) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.
- 2.3.5 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.
- 2.3.6 All mitigation measures follow species specific current best practice guidance and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.
- 2.3.7 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid should follow general advice (CIEEM, 2019). Although it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 2.3.8 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

2.4 Limitations

- 2.4.1 Data held by consultees may not be exhaustive. The absence of evidence does not indicate evidence of absence. Enzygo cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.
- 2.4.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 2.4.3 Rochdale Borough Council do not hold any information of Important Hedgerows.

- 2.4.4 Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.
- 2.4.5 Sites designated for Landscape or Geological reasons have not been included within this report.
- 2.4.6 At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, March represents a favourable time to identify the majority of flora species and it was possible to easily classify commonly occurring habitat types. A precautionary approach to the potential presence of invasive species is also recommended in this report. As such, the timing of the field survey is not a significant overall limitation to the assessment.
- 2.4.7 This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded. In addition, many plant species are only evident at certain times of the year and so some plant species may have gone undetected.
- 2.4.8 All areas of the site were fully accessible.

3 Baseline Ecological Conditions

3.1.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to the appended Drawing for the location/extent of ecological features where relevant.

Table 2 – Ecological Features

Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
Rochdale Canal Special Area of Conservation (SAC) 160m north	Annex II species that are a primary reason for selection of this site: - Floating Water-plantain (<i>Luronium natans</i>) Rochdale Canal supports a significant population of this species in a botanically diverse water plant community which also holds a wide range of pondweeds <i>Potamogeton spp.</i>	European
South Pennine Moors SAC 4.3km north-east	Annex I habitats that are a primary reason for selection of this site: - European dry heaths - Blanket bogs - Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site: - Northern Atlantic wet heaths with <i>Erica tetralix</i> - Transition mires and quaking bogs	European
South Pennine Moors Special Protection Area (SPA) 4.3km north-east	Qualifies as it supports nationally important breeding populations of two species listed in Annex I: - Merlin (<i>Falco columbarius</i>) - Golden Plover (<i>Pluvialis apricaria</i>). Additionally, it supports a diverse assemblage of breeding migratory birds of moorland and moorland fringe habitats, such as Lapwing (<i>Vanellus vanellus</i>) and Curlew (<i>Numenius arquata</i>).	European

Ecological Feature	Details	Ecological Importance
Statutory sites designated under national legislation (& Impact Risk Zones)		
Rochdale Canal Site of Special Scientific Interest (SSSI) 160m north	The Rochdale Canal contains important habitats for submerged aquatic plants and emergent vegetation, including extensive colonies of the nationally scarce SAC species Floating Water-plaintain. The site also supports a diverse assemblage of aquatic flora, notably its assemblage of pondweeds, <i>Potamogeton</i> spp; the nine species of which found in the canal represent a balanced community which reflects the quality of water.	National
Impact Risk Zone (IRZ)	The Impact Risk Zone within the site boundary states the LPA are advised to consult Natural England for advice on the nature of the following development types: • Infrastructure: Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals. • Minerals, Oil and Gas: Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. • Rural Non-Residential: Large non-residential developments outside of existing settlements/urban areas where the net additional gross internal floorspace is > 1,000m² or the footprint exceeds 0.2ha. • Residential: Residential development of 50 units or more. • Rural Residential: Any residential development of 10 or more units outside of existing settlements/urban areas. • Air Pollution: Any development that could cause AIR POLLUTION or DUST either in its construction or operation (including: industrial/commercial processes, livestock & poultry units, slurry lagoons/manure stores). • Combustion: All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion. • Waste: Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management. • Compost: Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.	Proposals meet criteria for which the LPA are advised to consult Natural England. (i.e. development needing own water supply and internal floorspace >1000m ²).

Ecological Feature	Details	Ecological Importance
	• Discharge: Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. • Water Supply: Any development needing its own water supply eg remote rural housing that is not connected to a mains water supply, OR large infrastructure such as warehousing/industry where the total net additional gross internal floorspace following development is > 1,000m².	
Local Nature Reserves		
None within a 2km radius	-	-
Other locally designated wildlife sites		
Rochdale Canal, Scowcroft Farm – Warland Site of Biological Importance (SBI) 160m north	The site is noted for its Canal habitat and for supporting populations of Floating Water-plantain.	County
Marsh near Turf Hill SBI 320m south	The site is noted for its Grassland habitat and for supporting populations of Mud Snail (<i>Omphiscola glabra</i>).	County
Stanney Brook SBI 370m east	The site is noted for its Grassland habitat and for supporting populations of Mud Snail.	County
Sudden Brook (west) SBI 1.6km south	The site is noted for its Grassland habitat.	County
Slopes by River Beal, Fir Grove Farm SBI 1.7km north-east	The site is noted for its Grassland habitat.	County
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Lowland Fens HPI nearest 160m north	Magic Map (DEFRA, 2026) showed six parcels of Lowland Fens HPI within a 500m radius of the proposed site. The closest of which is located 160m north in the Rochdale Canal.	Local
Ancient Woodland	Magic Map (DEFRA, 2026) showed no areas of Ancient Woodland within a 500m radius of the proposed site.	Negligible
Veteran Trees	Woodland Trust (Woodland Trust, 2025) showed no veteran trees in close proximity to the site.	Negligible
TPOs	Rochdale Borough Council (Rochdale Borough Council, 2026) revealed no TPOs in close proximity to the site.	Negligible
Conservation Areas	Rochdale Borough Council (Rochdale Borough Council, 2026) revealed no Conservation Areas in close proximity to the site.	Negligible

Ecological Feature	Details	Ecological Importance
Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	The neutral grassland and willow scrub in central areas of the site do not provide any notable green infrastructure function. However, the hedgerow in the east of the site and row of Norway Maple off-site to the south do provide a limited extent of habitat connectivity and wildlife corridor function through the developed landscape.	Local
Blue & Aquatic Infrastructure	No watercourses or waterbodies present within or adjacent to the site. Only areas of poor drainage and seasonal waterlogging are present, which do not provide or contribute to any hydrological connectivity between the site and any watercourses/waterbodies in the surrounding area.	Negligible
Dark Zones	The site does not lie within a specified dark zone however in accordance with the standard guidance specified in the <i>Guidance Notes for Reduction of Obtrusive Light</i> (Institution of Lighting Professionals , 2011), the application site likely falls under Environmental Zone E4: Urban (for town/city centres with high levels of night-time activity).	N/A

Ecological Feature	Details	Ecological Importance
Habitat Types		
Other Neutral Grassland (g3c)	The site is predominantly covered by a large parcel of Other Neutral Grassland. The parcel contains three distinct areas. The largest of which was the most grass-dominated and was well-drained with scattered self-set willow scrub. The species composition of this area comprises abundant Red-fescue (<i>Festuca rubra</i>), Cock's Foot (<i>Dactylis glomerata</i>), Tufted Hairgrass (<i>Deschampsia cespitosa</i>), frequent Yorkshire Fog (<i>Holcus lanatus</i>), Common Bent (<i>Agrostis capillaris</i>) and Common Nettle (<i>Urtica dioica</i>), occasional Great Willowherb (<i>Epilobium hirsutum</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Curled Dock (<i>Rumex crispus</i>), Soft Rush (<i>Juncus effusus</i>), and rare Common Dandelion (<i>Taraxacum officinale</i>), Ribwort Plantain (<i>Plantago lanceolata</i>) and Bush Vetch (<i>Vicia sepium</i>). In the centre of the parcel is a lower-lying, poorly drained and slightly waterlogged area, with a mixture of grasses and water-tolerant species. The species composition comprises abundant Yorkshire Fog, Common Bent, Tufted Hairgrass and Soft Rush, frequent Hard Rush (<i>Juncus inflexus</i>) and Mosses, occasional Common Reed (<i>Phragmites australis</i>), Reed Canary Grass (<i>Phalaris arundinacea</i>), Great Willowherb, Common Ragwort (<i>Jacobaea vulgaris</i>), and rare Purple Loosestrife (<i>Lythrum salicaria</i>). To the east of this waterlogged area is an even more poorly drained area with shallow standing water (approximately 10cm deep) at the time of survey. Considering the time of year of the survey and the vegetation present in this area which does not indicate any permanent waterbody, the area is considered to represent a seasonally wet feature and is not classified as a pond. The emergent and marginal vegetation assemblage comprised abundant Reedmace (<i>Typha latifolia</i>), occasional Pendulous Sedge (<i>Carex pendula</i>), Floating Sweet-grass (<i>Glyceria fluitans</i>), Angelica (<i>Angelica spp</i>) and Common Water-plantain (<i>Alisma plantago-aquatica</i>). The wetter areas represent localised depressions within the wider grassland parcel associated with poor drainage and seasonal waterlogging. These areas support an assemblage of wetland-tolerant species but remain structurally and floristically connected with the surrounding grassland habitat. The shallow standing water is considered to reflect seasonal rainfall and poor drainage rather than a permanent waterbody, with no defined banks or other characteristics associated with established ponds. Given their limited extent and transitional nature within the wider grassland parcel, these areas are considered part of the Other Neutral Grassland parcel rather than representing a distinct wetland habitat.	Negligible

Ecological Feature	Details	Ecological Importance
	This habitat was assessed to be in Moderate condition, notably failing criteria F (10 or more vascular plant species per m²). This habitat does not represent any England HPI or Local BAP Habitat. The Extended Phase 1 Habitat Survey from 2023 describes the majority of the grassland field as Semi-improved Grassland, in poor condition due to its poor species-richness, and a common and widespread habitat (Rachel Hacking Ecology, 2023). It is recognised that the previous survey identified and mapped areas of marshy grassland and swamp, however, following this updated survey and in accordance with UK Habitat Classification, these are considered to be part of the Other Neutral Grassland as described above and not distinct habitats. The GMEU consultation response, from 10th June 2024, states “<i>Vegetation currently on the site has developed recently and has limited nature conservation interest</i>”.	
Willow Scrub (h3j) 	In the centre of the site, amongst the poorly drained grassland, is a parcel of young, self-set Willow Scrub. This habitat comprises shrubs that are predominantly <5m in height with a continuous (>75%) cover. This habitat does not meet the definition of woodland as the majority of scrub is <5m in height. The species composition is characterised by dominant Willow, with a ground layer of abundant mosses, frequent Soft Rush, occasional Common Bent, Hard Rush, Water Mint (<i>Mentha aquatica</i>) and Ground Elder (<i>Aegopodium podagraria</i>), and rare Angelica. This habitat was assessed to be in Moderate condition, passing criteria C (absence of invasive non-native plant species), D (well-developed edge) and E (presence of clearings, glades or rides), and failing criteria A (good representation of its habitat type) and B (seedlings, saplings, young shrubs and mature shrubs all present). Willow Scrub does not represent any England HPI or Local BAP Habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Other Native Hedgerow (h2a6) 	A length of Other Native Hedgerow was recorded in the east of the site. This hedgerow forms part of a larger hedgerow, some of which falls outside of the site boundary. Woody Species include abundant Hawthorn (<i>Crataegus monogyna</i>) and Blackthorn (<i>Prunus spinosa</i>); and occasional Silver Birch (<i>Betula Pendula</i>) and Garden Privet (<i>Ligustrum ovalifolium</i>). Only three of these species are native to the UK, therefore this hedgerow does not classify as species-rich, according to UK Habitat Classification. Ground cover includes occasional Dandelion, Broad-leaved Dock, Cock's Foot, Red-fescue, Bush Veth, Creeping Buttercup and Ribwort Plantain. The hedgerow is in Good condition, failing only criterion D1 (>90% of the hedgerow is free from non-native species). This hedgerow represents a UK Priority Habitat, as it is a boundary line of shrubs over 20 metres long and less than 5 metres wide where any gaps between shrubs are less than 20 metres wide. It is also comprised of more than 80% of at least 1 woody UK native species. This hedgerow may qualify as Ecologically & Historically 'Important' under The Hedgerow Regulations 1997.	Local
Scattered Trees (32) 	Three individual trees were recorded, comprising two Hornbeam (<i>Carpinus betulus</i>), in the north-east corner of the site, and one Norway Maple (<i>Acer platanoides</i>), along the southern site boundary. All three trees have been planted, are small, non-mature and provide no natural ecological niches. They do not represent any England HPI or Local BAP Habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Developed Land; Sealed Surface (u1b6) 	A disused hardstanding road intersects the site from the western boundary. No significant coverage of vegetation was associated with this habitat (<5% of total area). Species recorded include occasional Annual Meadow-grass (<i>Poa annua</i>) and mosses, and rare White Clover (<i>Trifolium repens</i>) and Creeping Buttercup (<i>Ranunculus repens</i>). This habitat does not represent any England HPI or Local BAP Habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Legally Protected & Priority Species (& Consultation Zones where applicable)		
Bats	The grassland, hedgerow and willow scrub habitats provide only a very limited extent of suitable foraging and commuting habitat, whilst the hardstanding provides none. The site also has no immediate connectivity to any higher value habitats. The location of the site within an urban environment with high levels of artificial lighting from the surrounding roads and residential area is also likely to deter light-shy species, such as Long-eared Bat species, Horseshoe Bat species and Daubenton's Bat (<i>Myotis daubentonii</i>). Overall, the site is assessed as of <i>Negligible</i> suitability for foraging and commuting bats in accordance with current guidance (Collins, 2023). The three individual trees within the site and those adjacent to the east and south site boundaries do not provide any potential roosting features for bats, such as hollows, cracks, woodpecker holes or lifted bark, with the roost suitability as of <i>None</i> in accordance with current guidance (Collins, 2023). The local records data search provides records of Common Pipistrelle (<i>Pipistrellus pipistrellus</i>), Noctule (<i>Nyctalus noctule</i>), and Nathusius's Pipistrelle (<i>Pipistrellus nathusii</i>) within a 2km radius in the last 10 years. The closest record is a Common Pipistrelle 250m north of the site from 2017. Magic Map (DEFRA, 2026) indicates three European Protected Species (EPS) Licences within a 2km radius of the site and are as follows: • Licence reference 2015-7854-EPS-MIT located approximately 1.1km east of the site for destruction of a resting place for Common Pipistrelle and Brown Long-Eared Bat (<i>Plecotus auritus</i>). • Licence reference EPSM2011-2750 located approximately 1.2km north-west of the site for the destruction of a resting place for Common Pipistrelle and Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>). • Licence reference 2015-8047-EPS-MIT located approximately 1.9km north-west of the site for the destruction of a resting place for Common Pipistrelle, Soprano Pipistrelle and Daubenton's Bat.	Local

Ecological Feature	Details	Ecological Importance
Badger	No incidental evidence of Badger (e.g. setts, latrines, prints etc.) was observed during the Preliminary Ecological Appraisal survey. No evidence of Badger was recorded during the Biodiversity Impact Assessment associated with the previous application (Rachel Hacking Ecology, 2023). There are no habitats onsite that provide any opportunities for shelter, refuge or potential sett creation. Although the grassland habitat provides a highly limited extent of suitable foraging habitat, the lack of connectivity to other green areas and the presence of major roads around the site indicate that it will not be utilised by any Badgers. The local records centre holds nine records of Badger within a 2km radius in the last 10 years; however specific location records have been withheld to keep Badger records confidential.	Negligible
Dormouse	No evidence of, or specific opportunities for Hazel Dormouse (<i>Muscardinus avellanarius</i>), however the site is in an area of the Country where this species is significantly rare, if not extinct. There are no records of Hazel Dormouse within a 2km radius in the last 10 years.	Negligible
Otter & Water Vole	There are no watercourses or waterbodies within the site to provide any opportunities for Otter or Water Vole. The areas of seasonal waterlogging recorded on site are shallow, temporary and lack defined banks, and therefore do not provide suitable habitat for either species. The local records centre holds eight records of Water Vole within a 2km radius in the last 10 years, the closest of which was recorded 320m south-east in 2017. There are no records of Otter within the search area.	Negligible
Other Protected Mammals	No evidence of, or specific opportunities for, any other species of protected mammal. The local records centre holds no records of Other Protected Mammals within 2km of the site in the last 10 years.	Negligible

Ecological Feature	Details	Ecological Importance
Specially Protected Birds	No evidence of, or specific opportunities for, any specially protected bird species within the habitats present onsite. The local records search has revealed several Schedule 1 species within a 2km radius in the last 10 years, including Peregrine (<i>Falco peregrinus</i>), Barn Owl (<i>Tyto alba</i>) and Little Ringed Plover (<i>Charadrius dubius</i>).	Negligible
Breeding & Ground Nesting Birds	Habitats including the hedgerow, willow scrub and individual trees provide a limited extent of suitable nesting habitat for a range of species which are likely to be present in the local area. The grassland habitat is likely too enclosed and disturbed to provide suitable habitat for notable ground-nesting farmland birds, such as Lapwing (<i>Vanellus vanellus</i>) and Skylark (<i>Alauda Arvensis</i>). The local records centre holds records of Priority Species including, Lapwing, Reed Bunting (<i>Emberiza schoeniclus</i>), Curlew (<i>Numenius arquata</i>) and Starling (<i>Sturnus vulgaris</i>).	Local
Wintering and Migratory Birds	The grassland habitat, specifically the areas of seasonal waterlogging, provide a significantly limited extent of potential foraging habitat for wintering or migratory birds. However, given the relatively small size of the site and its urban context, including high levels of disturbance and being enclosed on all sides by development, the site is unlikely to support such species.	Negligible
Common Reptiles	The grassland and willow scrub provide a limited extent of suitable habitat for common reptiles, such as Grass snake (<i>Natrix natrix</i>) and Slow Worm (<i>Anguis fragilis</i>). Due to the history of clearance within the site, and relative isolation of the site within the urban environment, and lack of any adjacent suitable habitat (e.g. wetlands, heathland etc.) from which reptiles are likely to have dispersed to the site, it is unlikely that there are any significant populations present on site. There are no records of any reptiles within a 2km radius in the last 10 years.	Local

Ecological Feature	Details	Ecological Importance
Great Crested Newt	The area of waterlogging within the grassland habitat is seasonal in nature and lacks a defined boundary, and has therefore not been classified as a pond. The survey was undertaken in March, typically one of the wetter periods of the year, and the maximum standing water depth recorded was approximately 10cm at the time of survey. This depth is considered too shallow to provide suitable breeding conditions for GCN. The shallow depth and vegetation assemblage present also indicates that the feature is likely to dry out during the late spring and summer months, which coincide with the GCN breeding season. As such, the feature is considered to provide no suitability to support successful breeding GCN. Aerial imagery and Magic Map indicate there are two ponds located within 500m of the site boundary. Both are located roughly 420m north-east and are significantly disconnected from the site, with multiple curbed roads, which represent significant amphibian dispersal barriers, between the site and the two ponds. The Rochdale Canal lies 160m to the north, and although canals are mostly unsuitable for breeding GCN, they have been known to provide breeding potential for GCN. There is however significantly limited habitat connectivity between the site and the canal, therefore it is not considered that GCN could migrate to the site from the canal. The grassland and scrub vegetation provides a limited extent of suitable foraging and refuge habitat for GCN, whilst the unsealed surface provides none. The local records data centre holds no records of GCN within a 2km radius in the last 10 years. Magic Map (DEFRA, 2026) indicated one European Protected Species (EPS) Licences within a 2km radius of the site (Licence reference 2015-7848-EPS-MIT) located approximately 1.1km east of the site. Magic Map (DEFRA, 2026) shows six GCN Pond Surveys 2017 – 2019 records, all located 1.1km east of the site and with GCN detected. Due to the unsuitability of the standing water on site for breeding GCN and the number of amphibian dispersal barriers surrounding the site, it is highly unlikely that GCN are present on site.	Negligible
Other Protected Herpetofauna	There are no records of protected herpetofauna within the search radius and no specific opportunities within the site.	Negligible
Protected Fish/Marine	There are no watercourses or suitable waterbodies within the site to provide any opportunities for fish or marine species. No records of any protected fish within a 2km radius.	Negligible
White-clawed Crayfish	There are no watercourses or waterbodies within the site to provide any opportunities for White-clawed Crayfish. The local records centre does not hold any records within a 2km radius.	Negligible

Ecological Feature	Details	Ecological Importance
Protected Invertebrates	There are no habitats present which are likely to support a range or diversity of invertebrates or likely to support any protected invertebrate species. No records within a 2km radius from the last 10 years.	Negligible
Protected Flora	No protected flora species detected during the PEA survey. Only common, typical and widespread habitats present, and unlikely to support any protected flora species. No records within a 2km radius from the last 10 years.	Negligible
Invasive Flora	No invasive flora species as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) detected within the site, however, it is recognised that the field survey was conducted in March at a suboptimal time of year. No records within a 2km radius from the last 10 years	Local Potential presence of Sch 9 species
Invasive Fauna	No invasive fauna detected on site and no significant risk the works will lead to the spread of any invasive fauna in the wild. No records within a 2km radius from the last 10 years.	Negligible
Priority Species	The habitats present provide a limited extent of shelter, refuge and foraging habitat which could be used by Priority Species including Hedgehog (<i>Erinaceus europaeus</i>), Common Toad (<i>Bufo bufo</i>) and a range of invertebrate species. The local records search indicates records of several Priority Species within a 2km radius in the last 10 years, including Hedgehog, Common Toad, Mud Snail and Cinnabar (<i>Tyria jacobaeae</i>).	Local

4 Assessment and Mitigation

- 4.1.1 Assessment of impacts and the associated ecological effects to identified ecological features are presented below. To clarify, ecological features have been screened out where these are of negligible importance, no likely significant impacts have been identified or where impact is unlikely to occur. This includes the scoping out of the South Pennine Moors SAC and SPA, which lies 4.3km north-east, due to the distance and lack of connection between the proposed development site and SAC/SPA. Mitigation measures can be subject of a condition where appropriate i.e. no recreational pressure/air pollution/lighting impacts etc.
- 4.1.2 It is recognised the site lies within an Impact Risk Zone for which the LPA are advised to consult with Natural England on potential development impacts on statutory designated sites, and that Rochdale Canal SAC and SSSI lies 160m north at its closest point. Considering the nature and location of the development, no pathways for potential direct or indirect impacts have been identified on Rochdale Canal SAC or SSSI (i.e. no hydrological connectivity, no potential for direct damage or shading impacts, or potential air quality impacts). Considering the levels of development in the area, it is not considered the proposed supermarket would lead to any significant increase in pedestrian use of the Rochdale Canal SAC and SSSI, and therefore any increase in recreational pressure can be reasonably discounted. . At the discretion of the Planning Officer, Natural England to be consulted to confirm this assessment that no further surveys or a Habitats Regulations Assessment (HRA) is required, in relation to the potential impacts on Rochdale Canal SAC and SSSI.

Table 4 – Assessment of effect and mitigation measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Hedgerow Priority Habitat and Notable Green Infrastructure	Potential damage/degradation of Hedgerow HPI and habitat providing notable green infrastructure through the landscape Minor, adverse, permanent, reversible impact.	The final layout has been designed to retain the hedgerow in the east, and the row of Norway Maple to the south, with the exception of a single Norway Maple to be removed for the new pedestrian access. Retained trees and hedgerow will be protected throughout the construction phase in accordance with BS5837:2012 Trees in relation to design, demolition and construction. Recommendations, including installing and maintaining appropriate protection fencing. In addition, to avoid potential degradation of this off-site habitat through excessive artificial lighting overspill, a sensitive lighting scheme shall be implemented making use of suitable products such as directional, low-level, capped, screened and/or low-lux lighting.	None required	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Bats	Risk of degradation of suitable bat foraging and commuting habitat. Minor, adverse, permanent, reversible impact.	It is not considered further bat activity surveys are proportionate or justified due to the relative isolation of the site, very limited extent of suitable commuting and foraging opportunities present on site and the existing high levels of artificial lighting from the adjacent residential area and major roads. In addition, no further survey in relation to roosting bats is necessary. The above-described measures will retain and protect the limited extent of suitable foraging and commuting habitat adjacent to the site, A sensitive lighting scheme is recommended, which should be designed in accordance with the recent guidance <i>Bats and artificial lighting at night</i> (ILP, 2023).	None required	No significant effect anticipated
Breeding Birds	Risk of disturbance of nesting birds during construction phase. Minor, adverse, temporary, reversible impact.	To avoid an offence being committed in respect of nesting birds, site clearance will be planned to be conducted outside of the bird nesting season (March to August inclusive), where possible. If it is necessary to undertake these works during the bird nesting season, a suitably trained ECoW would supervise the clearance to ensure no active nests are affected. If any active nests are detected, an appropriate protection area around the nest(s) will be established until it can be determined that the nest is no longer active. Considering the limited extent of suitable nesting habitat, and the disturbance from the adjacent major roads (likely deterring notable farmland ground-nesting species such as Skylark and Lapwing), it is not considered any further Breeding Bird Surveys are proportionate or justified in this instance.	None required	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Common Reptiles and Other Priority Species	Risk of killing/injury of common reptiles and other Priority Species during the construction phase. Minor, adverse, temporary, irreversible impact.	The construction phase will implement a series of best practice precautionary measures to minimise the risk of killing/injury of wildlife such as common reptiles, amphibians and mammals, including avoiding leaving open any pits or trenches in which wildlife may become trapped. Any trenches or pits in which wildlife may become trapped should either be covered, infilled, or a suitable means of escape provided (e.g. plank of wood) overnight. Considering the limited extent of suitable habitat present, recent clearance of the habitats within the site, relative isolation of the site due to the adjacent roads, and lack of any nearby favourable habitats from which reptiles are likely to have dispersed from, it is not considered any further detailed reptile Surveys are proportionate or justified in this instance.	None required	No significant effect anticipated
Invasive Flora	Low risk of the construction phase causing the spread of invasive flora in the wild Unlikely, minor, adverse, temporary, reversible impact.	In the unlikely event any Schedule 9 invasive flora is detected during the construction phase, an invasive species specialist contractor shall advise on appropriate treatment and/or eradication measures to avoid the spread of these species in the wild.	None required	No significant effect anticipated

5 Enhancement and Monitoring

- 5.1.1 Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource; Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).
- 5.1.2 In accordance with the Environment Act 2021 there is a requirement to demonstrate at least +10% biodiversity net gain, and a BNG calculation i.e. DEFRA metric, is to be provided. Due to the baseline habitats present and lack of any watercourses, no further River MoRPh condition assessment is required.
- 5.1.3 Additional biodiversity enhancements can include the following and provide additional benefits to wildlife and biodiversity, and which are not accounted for in the DEFRA Metric which deals with areas of habitat only and not point specific enhancements such as bird and bat boxes. The specific location and details of the proposals can be detailed within a Biodiversity Enhancement Strategy (BES) in accordance with BS42020:2013, or detailed on Landscape Plans as appropriate.

Table 5 – Enhancements

Ecological Feature	Enhancement
Landscape Planting	The final landscape planting scheme incorporates a range of native species and species which are known to be of value to wildlife and which are suitable to the site location and conditions. Planting should be focussed on a linear design to provide enhanced habitat connectivity and wildlife corridor function across and around the site, including complementing and contributing to the value of the retained hedgerow and scattered trees.
Bird boxes	To provide enhancement opportunities for nesting birds the development can incorporate bird nest boxes suitable for a range of species likely to present at the developed site. Boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and where positioned on buildings or structures should also avoid south-facing elevations where excessive sunlight can cause chicks to overheat in the nest.
Bat boxes	To provide enhancement opportunities for roosting bats the development can incorporate provision of bat roost boxes. The boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and artificial lighting and should face onto suitable foraging and commuting habitats (e.g. new landscape planting).

- 5.1.4 No post-determination monitoring is perceived necessary at this stage.
- 5.1.5 To comply with guidance set out in BS42020:2013, a Construction Environment Management Plan (CEMP) which includes consideration of biodiversity should be produced prior to the commencement of construction activities, including site clearance works. A Landscape and Ecological Management Plan (LEMP) is also recommended prior to operation of the site. Additionally, a Habitats Management & Monitoring Plan (HMMP) may be requested to secure any BNG gains. These documents can be secured through an appropriately worded planning condition(s).

6 Conclusion

- 6.1.1 This report has demonstrated that if the outlined mitigation measures are implemented in full, then no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.

7 References

- BSI. (2013). *Biodiversity - Code of practice for planning and development BS 42020:2013*. London: BSI Standards Limited.
- CIEEM. (2017). *Guidelines for Preliminary Ecological Appraisal*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2017). *Guidelines on Ecological Report Writing*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, coastal and Marine*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2023). *Guidelines for Assessing, Using and Sharing Biodiversity Data in the UK*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM, IEMA, CIRA. (2019). *Biodiversity Net Gain: Good practice principles for development*. CIEEM, CIRA & IEMA.
- CITB. (2016). *Construction (Design and Management) Regulations 2015*. Norfolk: Construction Industry Training Board. Retrieved from <https://www.citb.co.uk/Documents/CDM%20Regs/2015/cdm-2015-designers-printer-friendly.pdf>
- Collins, J. (2023). *Bat Surveys for Professional Ecologist: Good Practice Guidelines (4th Edition)*. London: Bat Conservation Trust.
- DEFRA. (2026). *MAGIC*. Retrieved from <https://magic.defra.gov.uk/MagicMap.aspx>
- DEP Landscape Architecture. (2023). *Arboricultural Survey*.
- GOV.UK. (2019). *Collection on Biodiversity Offsetting*. Retrieved from <https://www.gov.uk/government/collections/biodiversity-offsetting>
- GOV.UK. (2019). *Guidance on Environmental Impact Assessment*. Retrieved from <https://www.gov.uk/guidance/environmental-impact-assessment#Screening-Schedule-2-projects>
- GOV.UK. (2019). *Guidance on GCN District Level Licensing Schemes*. Retrieved from https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes?utm_source=987533b2-4ba3-44e7-9707-93f5189921d8&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate
- Natural England. (2013, January 17). *NCA Profile: 54 Manchester Pennine Fringe (NE397)*. Retrieved from Natural England: <https://publications.naturalengland.org.uk/publication/4631438>
- Rachel Hacking Ecology. (2023). *Biodiversity Impact Assessment - Kingsway, Rochdale*.

Rachel Hacking Ecology. (2023). *Extended Phase 1 Habitat Survey - Kingsway, Rochdale*.

Rochdale Borough Council. (2008). *Biodiversity and Development Supplementary Planning Document*. Rochdale Borough Council.

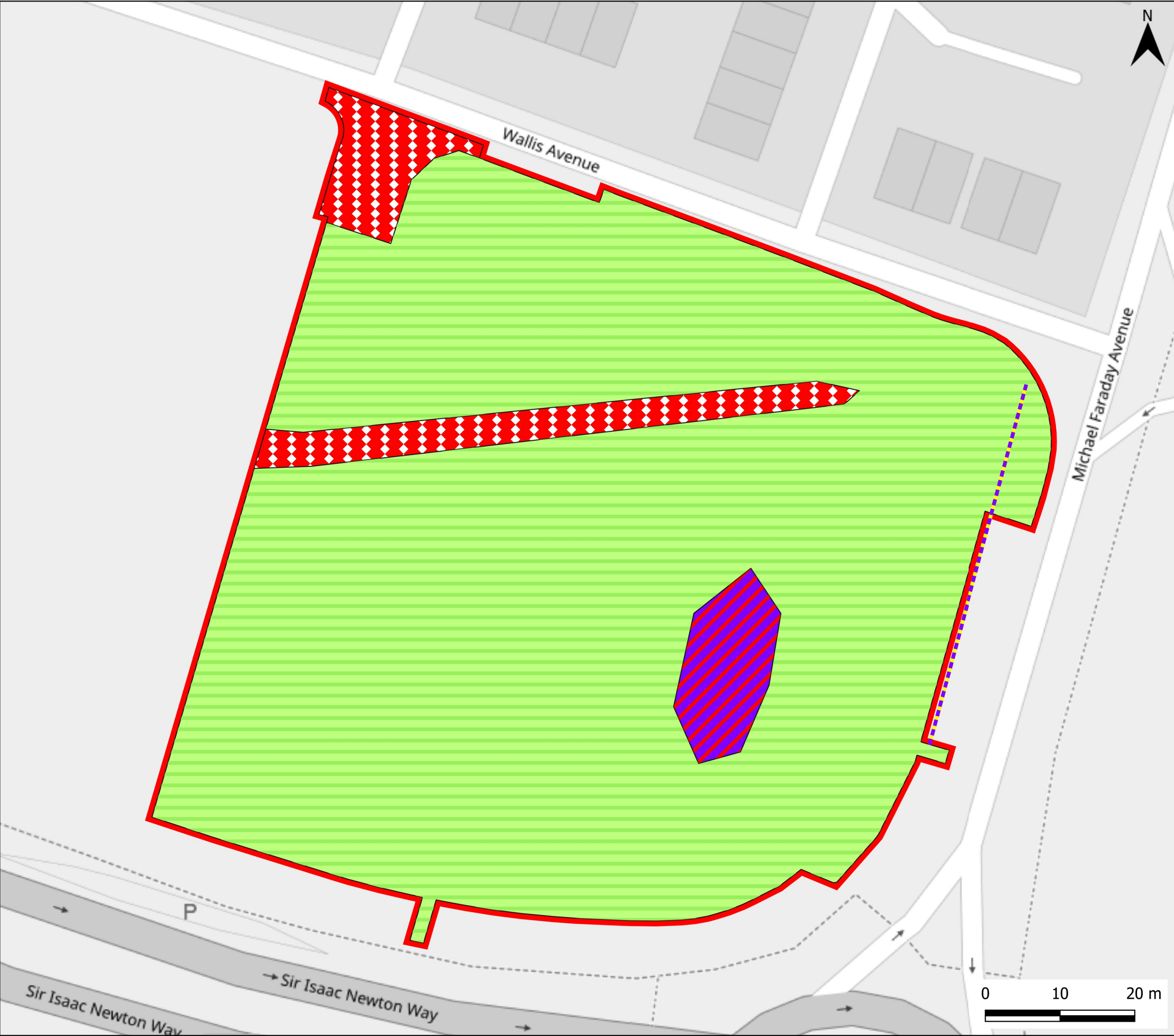
Rochdale Borough Council. (2016). *Rochdale Adopted Core Strategy*. Rochdale Borough Council.

Rochdale Borough Council. (2026). *List of conservation areas, maps and appraisals*. Retrieved from <https://www.rochdale.gov.uk/downloads/download/191/list-of-conservation-areas-maps-and-appraisals>

UKHab. (2023). *The UK Habitat Classification User Manual*. Stockport: UKHab Ltd.

Woodland Trust. (2025). *Ancient Tree Inventory*. Retrieved from <https://ati.woodlandtrust.org.uk/tree-search/?v=2869743&ml=map&z=12.172706276269423&nwLat=52.32669785443707&nwLng=-0.12104889610384362&seLat=52.263267855714105&seLng=0.16907119304389084>

Drawings – UK Habitat Classification Map



Key:

- Redline Bounary
- Other native hedgerow (h2a6)
- Other neutral grassland (g3c)
- Willow scrub (h3j)
- Other developed land (u1b6)

OpenStreetMap® is open data, licensed under the Open Data Commons Open Database License (ODbL) by the OpenStreetMap Foundation (OSMF) © OpenStreetMap www.openstreetmap.org/copyright

P02	16.04.26	Redline / Areas Amended	LB	DH	DH
P01	13.03.26	Preliminary Issue	LB	DH	DH
Rev	Date	Description	DRA	CHK	APP

Project
Land at Wallis Avenue, Rochdale

Client
Lidl GB Ltd and Wilson Bowden

Drawing Title
UK Habitat Classification Map

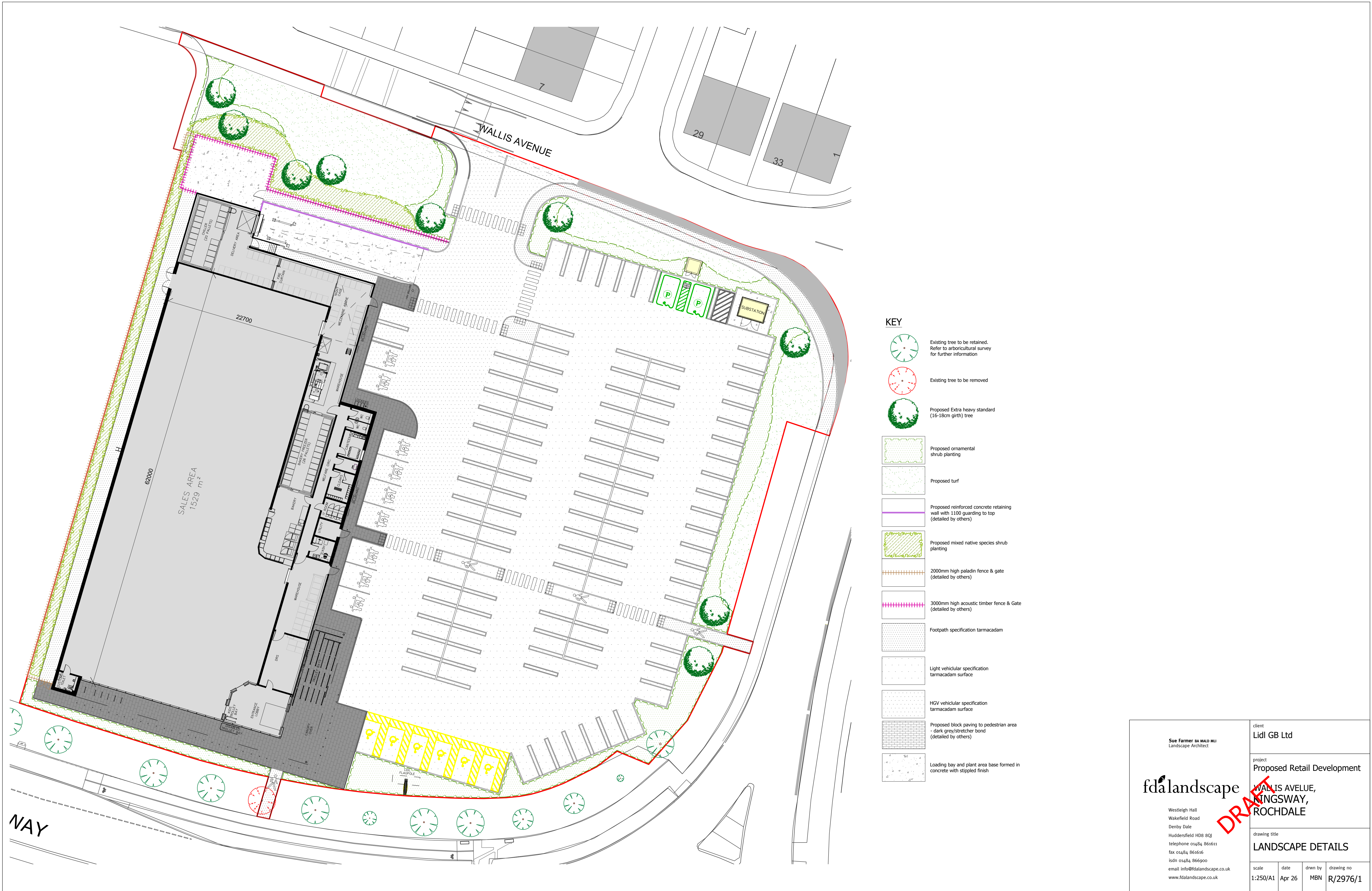
Scale 1:500 @ A3	Date 26/05/2026	Status Preliminary
----------------------------	---------------------------	------------------------------

DWG No. MAN1230085-ENZ-XX-XX-DR-Z-0001	Revision P02
--	------------------------

Bristol 01454 269 237	Cardiff 02920 023 700
Manchester 0161 413 6444	Cambridge 01799 542 473
Sheffield 0114 321 5151	Belfast 07377673948

@enzygo
enzygo.com
hello@enzygo.com

Appendix A – Proposed Site Layout



Sue Farmer BA MALD MLJ Landscape Architect fdalandscape Westleigh Hall Wakefield Road Denby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdin 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk	client	Lidl GB Ltd		
	project	Proposed Retail Development		
	drawing title	LANDSCAPE DETAILS		
	scale	date	drwn by	drawing no
1:250/A1	Apr 26	MBN	R/2976/1	

Appendix B - Legislation and National Planning Policy

Legislation

Wildlife legislation and policy relevant (or potentially relevant pending further survey) to the proposed works, based on the findings of the desk study and field survey are set out below. This legal information is a summary only, and the original legal documents should be consulted for definitive information.

Legislation Protection Afforded to Sites/Habitats that could Potentially be Affected by the Proposed Works

Designated Site/Habitat	Legal Status
-	-

Legislation Protection Afforded to Species that could Potentially be Affected by the Proposed Works

Species	Legal Status
European Protected	
Bats	These animal species and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species (Amendment) Regulations 2012, which makes it illegal to: - Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; - Deliberately disturb such an animal; - Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed: - The development is for reasons of overriding public interest; - There is no satisfactory alternative; and - The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a legal duty to 'have regard to the requirements of the EC Habitats Directive in the exercise of their functions'. This means that they must consider the above 3 tests when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations. As a consequence, Planning Applications for such developments must demonstrate that the 3 tests will be passed.
Nationally Protected	
Bats	These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: - Intentionally kill, injure or take any such animal; - Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.

Species	Legal Status
Nesting Birds (general)	All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any wild bird; • Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
Viviparous/Common Lizard, Grass Snake, Slow-worm	These animals receive limited protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal to intentionally kill or injure any such animal.
Wild Mammals	The Wild Mammals (Protection) Act 1996 makes it illegal to mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, drown, crush, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

Section 40 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) places a legal duty on public bodies, including planning authorities, to 'have regard' to the conservation of biodiversity when carrying out their normal functions, which includes consideration of planning applications.

In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI), of which there are 56 habitats and 943 species. The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

National Planning Policy

The NPPF (2024) set out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development.

The NPPF states that:

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

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

To protect and enhance biodiversity and geodiversity, plans should:

- a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.



Enzygo specialise in a wide range of technical services:

Property and Sites

Waste and Mineral Planning

Flooding, Drainage and Hydrology

Landscape Architecture

Arboriculture

Permitting and Regulation

Waste Technologies and Renewables

Waste Contract Procurement

Noise and Vibration

Ecology Services

Contaminated Land and Geotechnical

Traffic and Transportation

Planning Services

BRISTOL

The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA
Tel: 01454 269 237

SHEFFIELD

Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield S36 2AA
Tel: 0114 321 5151

MANCHESTER

Ducie House
Ducie Street
Manchester
M1 2JW
Tel: 0161 413 6444

CARDIFF

Regus House
Malthouse Avenue
Cardiff Gate Business Park
CF23 8RU
Tel: 02920 023 700

Please visit our website for more information.

enzygo.com