

BAMFORD MEWS, ROCHDALE.

Preliminary Ecological Appraisal Report

SEPTEMBER 2025



Report Control Sheet

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EXECUTIVE SUMMARY

Site Address	Bamford Mews, Rochdale, OL11 5NX
Grid Reference	SD 86172 13228
Approximate Site Area	1.49 ha
Current Site Use	The proposed development site constitutes a large area of grassland surrounding a gated residential community.
Designated Sites within Zone of Influence	Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) is located approximately 3.15km southeast of the site boundary.
Notable Habitat Features	Notable habitats present include the woodland, treeline, hedgerow, and individual tree habitats located on the site.
Notable Species Applicable to the Assessment	• Common amphibians • Reptiles • Breeding Birds • Bats (Potential roosting, commuting and foraging) • Badger • Hedgehog
Mitigation Recommendations	• Homeowner packs to be distributed to new tenants highlighting the sensitivity of the area and impacts caused because of recreational disturbance. • Protection measures for retained habitats. • Lighting considerations for bats • Precautionary Working Methods (PWMs) for badgers • Considerations for hedgehogs and brown hare throughout development • Eradication of cherry laurel a Non-Native Invasive Species Method Statement produced by an appropriately qualified contractor
Recommended Further Surveys and Assessment	• Environmental DNA Surveys for great crested newts • Aerial tree inspections for FAR trees • Updated badger walkover
Recommended Ecological Enhancements	Specific enhancement recommendations for the site include the following: • Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised. • Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features within the site. • The inclusion of 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by McCarthy Stone to undertake a Preliminary Ecological Appraisal (PEA) at Bamford Mews, Rochdale. The report has been produced for a planning application of a residential development at the site

1.1.2. The author of this report is Katie Brewer BSc (Hons), Senior Ecologist at Collington Winter Environmental. Katie Holds three years professional experience and holds a Class One great crested newt licences and a Class One Bat Survey Licence.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located on the western border of the village of Hartford in Chester.



Figure 1.1 Site Location

1.3. OBJECTIVES

1.3.1. The objectives of the Preliminary Ecological Appraisal are as follows:

- Identify the major habitats present
- Ascertain the presence or potential presence of any legally protected or notable species or habitats
- Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements and long-term management.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Obtaining local records of notable species and locally designated sites within 1 km of the site Greater Manchester Local Records Centre (GMLRC), obtained on the 05/12/2024.
- Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
- Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- On site consultation with the landowner which provided valuable information regarding historic land use and known species and habitats present within the site.

2.1.2. Please note, a lack of records for a species does not confirm absence. Instead, local surveys may not have been undertaken or records not submitted to GMLRC.

2.2. VEGETATION AND HABITAT ASSESSMENT

2.2.1. An Ecological Appraisal of the site was undertaken by Caitlin O'Connor, Consultant Ecologist at Collington Winter Environmental Ltd. The survey was undertaken on the 5th November 2024. The weather was overcast (8/8 oktas), with light precipitation, wind speed 1 and 8C. Please refer to 20-2429 Bamford Mew PEA for the findings of this walkover.

2.2.2. An updated walkover was completed by Katie Brewer BSc (Hons) Senior Ecologist at Collington Winter Environmental Ltd. The survey was undertaken on the 5th September 2025. The weather was overcast (8/8 oktas), with light precipitation, wind speed 1 and 17C.

2.2.3. The walkover survey was undertaken broadly in line with standard UK HAB Methodology, Version 2 (2023). The assessment is undertaken with consideration of methodology as per "Preliminary Ecological Appraisal" (CIEEM, 2018).

2.2.4. A UK HAB Plan has been produced and is presented in Appendix 7.2 of this report. Standard methodology has been used, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. FAUNA ASSESSMENT

2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.

2.3.2. The searches broadly included the following:

- Assessment of waterbodies on site and within 250m of the site boundary, and terrestrial habitats for suitability to support notable amphibians.
- Searches for field signs of, and habitat suitability for bats.
- Suitability of habitats to support reptiles, and searches for incidental field signs.
- Searches for field signs of badger (*Meles meles*), including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
- Searches of watercourses for signs of water vole (*Arvicola amphibius*), white-clawed crayfish (*Austropotamobius pallipes*) and otter (*Lutra lutra*), and assessment of habitat availability for the species.
- Assessment of the suitability of habitats to support notable birds and recording any field sightings of birds during the walkover.
- Assessment of the sites ability to support notable invertebrates and flora.
- Searches for non-native invasive species.

2.4. GROUND LEVEL TREE ASSESSMENT AND BAT ACTIVITY ASSESSMENT

- 2.4.1. A Ground Level Tree Assessment (GLTA) and Bat Activity Assessment of the site was undertaken by Katie Brewer who holds a Class 1 Bat Survey Licence from Natural England (Reference 2024-1196-CL17-BAT).
- 2.4.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.
- 2.4.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).
- 2.4.4. The GLTA and Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1, 4.2 and 6.2, demonstrated below (Collins 2023).
- 2.4.5. If negative impacts on bat activity is suspected, further surveys may be required. Negative impacts anticipated on bats flights paths and foraging habitats may include:
- Modification of light paths or foraging habitats either physically or through disturbance such as light spill/noise
 - Severance of flight paths (fragmentation)
 - Loss of Foraging habitats

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Assessment Criteria for Bat Roosting Potential

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.5. HABITAT SUITABILITY INDEX (GREAT CRESTED NEWT)

2.5.1. A total one pond is located onsite which was found to have been man made since the last walkover completed in November 2024, there were no further ponds located within 500m of the site. As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not assessed due to limited connectivity (English Nature, 2001).



2.5.2. The pond underwent a Habitat Suitability Index (HSI) assessment following the methodology set out in ARG UK Advice Notice 5 (Oldham et al., 2010). Ten habitat suitability indices were assessed and inputted into the HSI equation, which generates a score between 0 and 1. The calculated score corresponds to the estimated pond suitability for great crested newt. Refer to section

2.6. SURVEY LIMITATIONS

2.6.1. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.

2.6.2. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.

- 2.6.3. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.
- 2.6.4. The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

2.7. PROPORTIONALITY

- 2.7.1. Collington Winter Environmental Ltd provide recommendations in line with the British Standard for Biodiversity (BS42020). Within BS42020, proportionality is encouraged for both ecologists and Local Authority Decision Makers and Consultees. Please refer to the below extract from Section 5.5 of BS42020.

“The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.”

NOTE 1 This approach is enshrined in Government planning guidance, for example, paragraph 193 of the National Planning Policy Framework for England [41].

NOTE 2 The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.”

3 SURVEY RESULTS

3.1. SITE CONTEXT

3.1.1. The proposed development site constitutes a large area of grassland surrounding a gated residential community. The boundary of this area is bound by trees, with well-managed sports pitches and greenspace immediately adjacent to the site on all sides. Within the wider landscape, residential suburbs of Rochdale are located to the east, with arable land to the west. Naden Brook, and a surrounding area of ancient woodland is located approximately 600m west of the site. Some connectivity is provided through the landscape by hedgerows and treelines, however there is minimal connectivity between the site and habitats anticipated to hold value for local wildlife.

3.2. DESIGNATED SITES

3.2.1. Statutory Designated Sites located within 5 km from the site are outlined in Table 3.2.1.

Table 3.2.1 Statutory Designated Sites within 5 km from the development site.

Site Name	Distance from site (km)	Direction	Designation	Citation
Rochdale Canal	3.15 km	SE at the closest point	SSSI and SAC	This partially restored section of the Rochdale Canal extends approximately 20 km from Littleborough to Failsworth, passing through urban and industrialised parts of Rochdale and Oldham and the intervening areas of agricultural land, mostly pasture. Water supplied to the Rochdale Canal in part arises from the Pennines. This water is acidic and relatively low in nutrients, while water from other sources is mostly high in nutrients. The aquatic flora of the canal is thus indicative of a mesotrophic water quality (i.e. is moderately nutrient-rich) although there is evidence of some local enrichment.
Healey Dell	2.5	NE	LNR	Healey Dell is a beauty spot and nature reserve rich in industrial archaeology, 2 miles from Rochdale town centre on the way to Whitworth and Bacup. The River Spodden has carved its way through the woodlands down thousands of years, which once powered ancient corn, wool and cotton mills.
Chesham Woods	4.45	W	LNR	Chesham Woods local nature reserve is comprised of a group of six woodlands and grazing meadows on the edge of Bury. Three of these are the semi-ornamental grounds of demolished large houses.
Hopwood Woodlands	4.45	S	LNR	Hopwood Woodlands is made up of a number of smaller woodland areas around the grounds of Hopwood Hall. The woodland habitats vary and there are also a number of toads and birds.
Naden Brook	0.6	W	SBI	Steep sided clough woodland with exposures of sandstone/shale cliffs. Most of the woodland is recorded in the Ancient Woodland Inventory (Natural England 2019). There are areas of both wet woodland and upland oak wood, both of which are UK Biodiversity Priority Habitats. Additional habitats include acid grassland, wet flushes and the unmodified river corridor.
Meadowcroft Woods	0.77	SE	SBI	Description Not Available from desk study.
Key: SSSI – Site of Special Scientific Interest. LNR – Local Nature Reserve. SBI – Site of Biological Importance.				

3.2.2. The site falls within the Impact Risk Zone of Rochdale Canal SSSI and SAC based on consultation with Magic.gov.uk.

3.2.3. No other statutory sites are located within 5 km of the site boundary.

3.3. PRIORITY HABITATS

3.3.1. Consultation with Magic.gov.uk highlighted the presence of the following Priority Habitats within 1km of the site boundary (Figure 3.3.1):

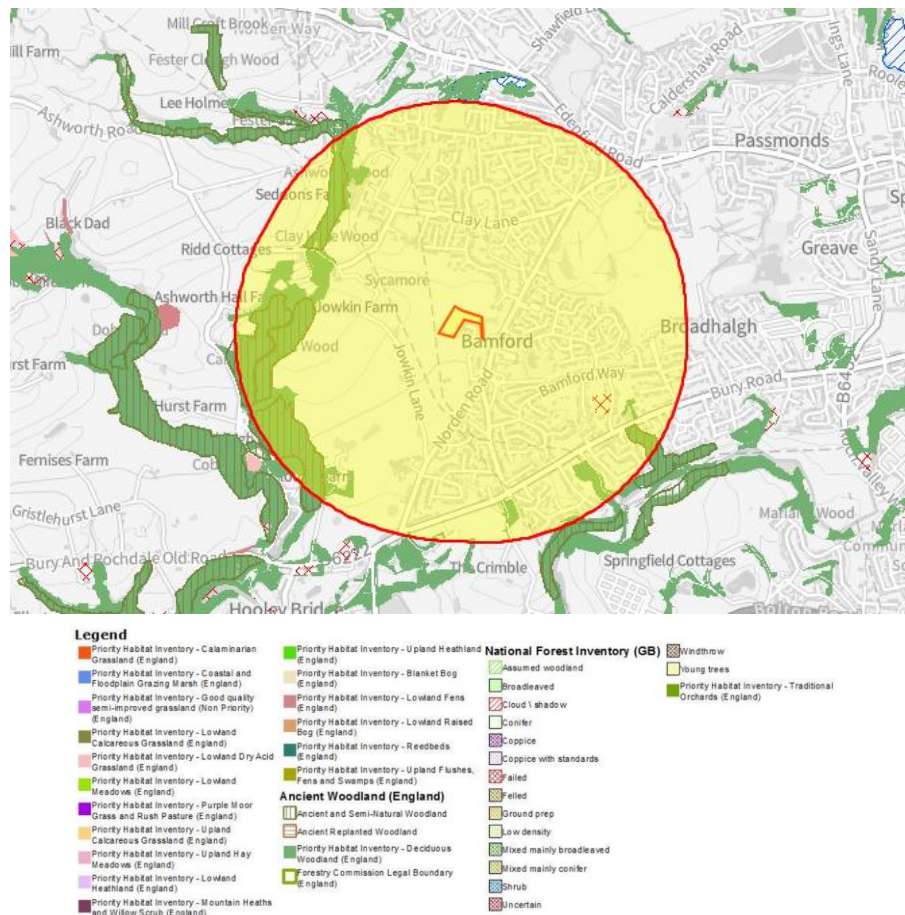


Figure 3.3.1 Priority Habitats within 1km from the Site (Magic.gov.uk, 2025)

3.4. HABITATS

3.4.1. Please refer to Drawing 20-2429 – 001 for the UK HAB Map for the site in Appendix 7.2. Photographs of the site are presented in the Appendix 7.1.

u1b DEVELOPED LAND; SEALED SURFACE

3.4.2. A small area of developed land utilised for parking was present within the redline boundary, connected to the central residential area.

g3c OTHER NEUTRAL GRASSLAND

g3c8 HOLCUS-JUNCUS NEUTRAL GRASSLAND

3.4.3. Much of the site was made up of unmanaged grassland species identified within the grassland includes creeping thistle (*Cirsium arvense*), creeping buttercup (*Ranunculus repens*), timothy (*Phleum pratense*), crested dogs tail (*Cynosurus cristatus*), Yorkshire-fog (*Holcus lanatus*), meadow buttercup (*Ranunculus acris*), rush (*Juncus sp.*), common vetch (*Vicia sativa*), ribwort plantain (*Plantago lanceolata*), sorrel (*Rumex acetosa*), white clover (*Trifolium repens*), dandelion (*Taraxacum spp.*), meadow foxtail (*Alopecurus pratensis*), selfheal (*Prunella vulgaris*), red fescue (*Festuca rubra*), common birds-foot-trefoil (*Lotus corniculatus*), perennial rye-grass (*Lolium perenne*), common bent (*Agrostis capillaris*), broad-leaved dock (*Rumex obtusifolius*), willowherb (*Epilobium*

hirsutum), red fescue (*Festuca rubra*), field bindweed (*Convolvulus arvensis*), blackthorn (*Prunus spinosa*), ragwort (*Jacobaea vulgaris*) and common knapweed (*Centaurea nigra*). This grassland is anticipated to be damp due to the density of rushes throughout the grassland.

w1h OTHER WOODLAND; MIXED

3.4.4. There were three parcels of woodland located on the western boundary of the site, this included:

- W1 – Located in the southwestern corner of the site. Species include sycamore (*Acer pseudoplatanus*), holly (*Ilex aquifolium*), lime (*Tilia* spp.), hawthorn (*Crataegus monogyna*), and cherry plum (*Prunus cerasifera*). This had an understory of bramble (*Rubus fruticosus* agg.), hawthorn saplings, sycamore saplings, common ivy (*Hedera helix*), and cock's-foot (*Dactylis glomerata*). There was deadwood noted within the understory of the woodland.
- W2 – this was located further north of the western boundary. Species includes goat willow (*Salix caprea*) and hawthorn. The understory consisted of common ivy, bramble, common nettle (*Urtica dioica*), creeping buttercup, willowherb, creeping thistle and holly.
- W3 – a third woodland was located on the western boundary. Species includes willow and oak (*Quercus robur*). the willow within the woodland was found to be mature with three main stems from the roof of the tree. The understory consisted of rushes, willowherb, bramble, common nettle, creeping buttercup, Yorkshire fog, creeping bent, creeping thistle and yellow iris (*Iris pseudacorus*). A notable harp willow tree was located within the woodland where parts of the tree had regrown vertically and horizontally, this had three large main stems all connecting to the same root, refer to the appendix for photographs.

H3 DENSE SCRUB

h3d BRAMBLE SCRUB

3.4.5. A total of two areas of bramble scrub were located within the site, all of which were dominated by bramble. Additional species were recorded which includes willowherb, creeping thistle and creeping buttercup. A notable amount of yellow iris was located in the bramble on the southwestern aspect.

16 TALL FORBS

3.4.6. A total of two patches of tall forbs were located within the site, species includes bramble, nettle, creeping thistle and bramble.

H2a NATIVE HEDGEROW

H2a6 OTHER NATIVE HEDGEROW

3.4.7. A hawthorn hedgerow ran along the south and parts of the western boundary of the site, the hedgerow was found to be dense along the south with gaps then running through the west.

42 POND

3.4.8. A total of one pond is located within the site boundary; this was manmade pond lined with pond liner with flora introduced into the pond. There were tadpoles identified within the pond.

200 TREE

3.4.9. Individual trees were located within the site. Species includes sycamore, silver birch (*Betula pendula*), and ash

H2b NON-NATIVE ORNAMENTAL HEDGEROW

3.4.10. A patch of non-native ornamental hedgerow ran along the southern aspect on the eastern aspect of the site.

847 INTRODUCED SHRUB

3.4.11. A patch of introduced shrub was located on the western aspect of the site this was made up of cherry laurel (*Prunus laurocerasus*).

33 LINE OF TREES

3.4.12. A total of two lines of trees were located within the site along the northern and eastern boundary of the site species include sycamore, blackthorn, dog rose, silver birch and hawthorn. The eastern line of trees was found to be dense with an understory of common ivy, bramble, rushes, thistle and docks.

3.5. SPECIES

FLORA

3.5.1. The data search returned no records of notable flora within 1km of the site.

3.5.2. This site consisted of unmanaged grassland which is presumed to become waterlogged on a regular basis due to the frequent rushes located throughout this habitat. A variety of flora was identified during the survey (see 20-2429 Biodiversity Net Gain Assessment Report 25 for the quadrats) however, there was no notable flora identified within the site boundary. The survey was undertaken at an optimal time of year and therefore it is anticipated that notable flora is absent from the site. The understory of the woodland habitats onsite was found to be consist of common flora species with no notable flora identified in this habitat.

3.5.3. A patch of planted wildflowers was noted within the grassland habitat onsite measuring approximately 3m² some of the flora species includes forget-me-nots (*Myosotis arvensis*), marigold (*Calendula officinalis*),

3.5.4. Overall, habitats such woodland are located within the local area which are anticipated to support notable flora species, but they are not anticipated to be present onsite.

INVERTEBRATES

3.5.5. The data search returned a total of twenty- six records of invertebrates were returned within the 1km data search, relating to crescent (*Helotropha leucostigma*), small heath (*Coenonympha pamphilus*), wall (*Lasiommata megera*), and white-letter hairstreak (*Satyrrium w-album*).

3.5.6. The diversity of flora species within the site are anticipated to attract invertebrates into the site boundary with the unmanaged habitats providing suitable foraging resources. Additionally, areas of woodland and scrub are located on site which are anticipated to provide further opportunities for invertebrate species. The nearby habitats including grassland fields and woodland are anticipated to provide further suitability for invertebrate species.

3.5.7. Overall, invertebrates are anticipated to be present onsite, but they are not anticipated to utilise the site due to the small scale and notable areas of woodland within the area anticipated to provide greater opportunities.

AMPHIBIANS

3.5.8. The data search returned two records of common toad (*Bufo bufo*) were returned within the 1km data search. No records of great crested newt were returned within the data search

3.5.9. The following EPSL's for great crested newt were located within 5km from the site boundary, based on consultation with Magic.gov.uk:

Case reference of granted application	Species on the licence*	Distance from site (KM)	Licence Start Date	Licence End Date	Does the Licence				
					impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2017-31535-EPS-MIT	GCN	4.35	31/10/2017	31/12/2017	Y	Y	Y	Y	Y
EPSM2010-1923	GCN	4.1	14/06/2011	31/07/2014	N	-	-	N	Y

3.5.10. A total of one pond was located within the site which underwent a Habitat Suitability Index (HSI) Assessment to indicate their habitat suitability for great crested newts. The pond scored the following:

- Zone B – Location is marginal

- The pond is approximately 8m²
- The pond is anticipated to never dry.
- The pond was assessed a poor water quality due to the low invertebrate diversity.
- None of the pond is shaded.
- No evidence of waterfowl
- No records of fish stocking
- A total of five ponds within 1km of the pond not disconnected via dispersal barriers.
- Good Terrestrial habitats
- Macrophyte cover 20%

Table 3.5.1 HSI Assessment Scores of On-Site Ponds

	Pond	
Pond Ref:	1	
SI1 - Location	0.5	
SI2 - Pond area	0.1	
SI3 - Pond drying	0.9	
SI4 - Water quality	0.33	
SI4 - Shade	0.2	
SI6 - Fowl	1	
SI7 - Fish	1	
SI8 - Ponds	1	
SI9 - Terr'l habitat	1	
SI10 - Macrophytes	0.5	
HSI	0.52	
Categorisation	Below Average	

- 3.5.11. The pond on site scored 'Below Average', as per Table 3.5.1. please refer to the appendix for photographs of the pond onsite. The habitats onsite provide suitability for amphibians within the unmanaged habitats onsite and the pond providing breeding opportunities. Tadpoles were identified within the pond confirming the presence of breeding common amphibians within the site boundary.
- 3.5.12. The pond was identified during the walkover in September 2025 and was not found to be present onsite in November 2024 confirming that this is a newly established pond. The pond is made up of pond liner with some vegetation planted inside. The nearest connecting pond to the site is approximately 700m from the site boundary limiting connectivity into the site, great crested newts are known to typically travel 250-500m. These ponds are considered a sufficient distance from the site and as the pond is newly established this is not anticipated to be utilised by breeding great crested newt.
- 3.5.13. Consultation with Great Crested Newt- Risk Zones found that the site is located within a green zone, confirming that the site is in a low-risk zone and they are considered unlikely to be present. See figure 3.5.1. for the impact risk zones.

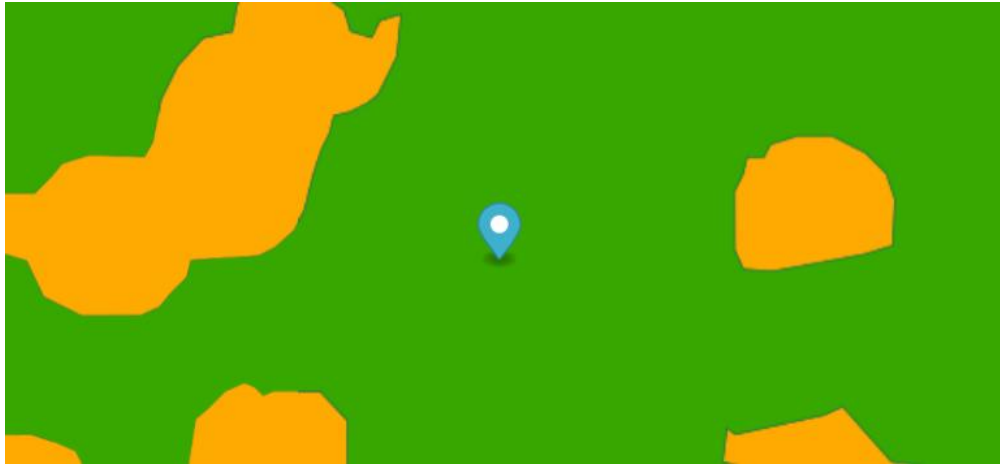


Figure 3.5.1. Impact Risk Zone

- 3.5.14. The connecting habitats including woodland and grassland are anticipated to provide opportunities for amphibians located within the local area.
- 3.5.15. Overall, the site supports breeding common amphibians and provides suitability for great crested newt, however they are not anticipated to utilise the site due to the lack of connectivity to nearby ponds.

REPTILES

- 3.5.16. The data search returned no records of reptile species within the local area.
- 3.5.17. The habitats onsite provide suitability for reptile species with the unmanaged grassland, lines of trees, hedgerows and nearby woodland habitats. The unmanaged habitats provide foraging resources for reptile populations if present with the hardstanding providing basking opportunities.
- 3.5.18. Overall, it is anticipated that reptiles could be present onsite however they are not anticipated to be present in notable numbers due to the small scale of the site.

BIRDS

- 3.5.19. A notable number of records of birds were returned within the 1km data search. Species included bullfinch (*Pyrrhula pyrrhula*), house sparrow (*Passer domesticus*), lapwing (*Vanellus vanellus*), peregrine (*Falco peregrinus*), song thrush (*Turdus philomelos*), reed bunting (*Emberiza schoeniclus*), lesser redpoll (*Acanthis cabaret*), cuckoo (*Cuculus canorus*), dunnoek (*Prunella modularis*), and starling (*Sturnus vulgaris*)
- 3.5.20. The woodland, hedgerows and individual trees provide suitability to support nesting birds, wood pigeons (*Columba palumbus*), were identified displaying nest building behaviour within the woodland along the western boundary of the site.
- 3.5.21. The unmanaged grassland and scrub habitats were assessed as providing suitability for ground nesting birds providing potential cover for nest building however, the surrounding lines of trees and individual trees provide suitability for birds of prey to perch and prey on ground nesting birds. It is also noted that residential units are located adjacent to the fields which are anticipated to have associated domestic pets such as cats which will prey on ground nesting birds. Therefore, the site was assessed as sub-optimal for ground nesting birds.
- 3.5.22. Overall, the site provides suitability for nesting birds with nesting pigeons confirmed to be present onsite. The site provides limited suitability for ground nesting birds.

BATS

- 3.5.23. A number of bat records were obtained within the data search. Species included unidentified bat (*Chiropter asp.*), brown long-eared (*Plecotus auritus*), unidentified pipistrelle (*Pipistrellus sp.*), common pipistrelle (*Pipistrellus*

pipistrellus), and soprano pipistrelle (*Pipistrellus pygmaeus*).

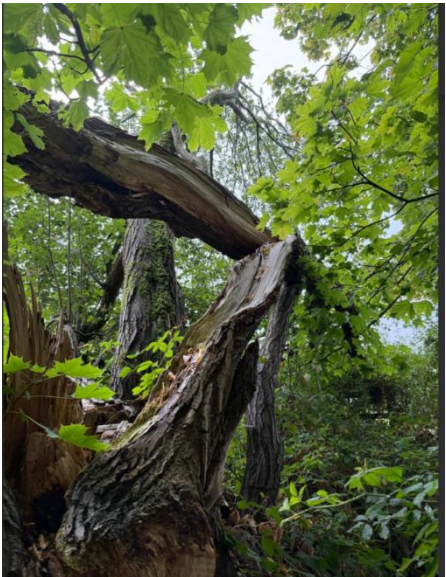
3.5.24. The following EPSL's were located within 5km from the site boundary based on consultation with magic.gov.uk:

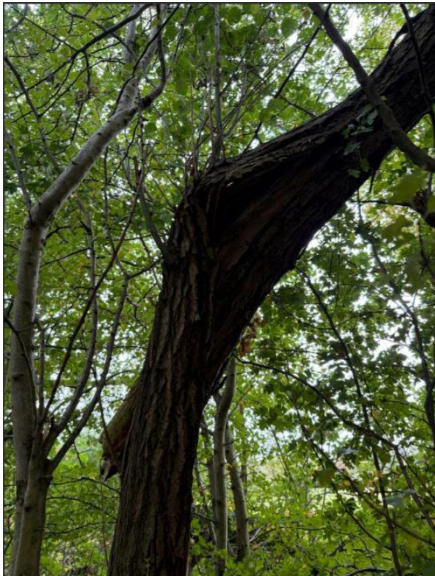
Case reference of granted application	Species on the licence*	Distance from site (KM)	Licence Start Date	Licence End Date	Does the Licence				
					impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2015-8047-EPS-MIT	C-PIP DAUB S-PIP	3.3	24/03/2015	31/08/2020	N	N	N	N	Y
2016-20262-EPS-MIT	C-PIP	4.4	01/03/2016	28/02/2021	N	N	N	N	Y
EPSM2009-709	C-PIP	2.9	08/04/2009	31/12/2010	N	-	-	N	Y
2020-48009-EPS-MIT	C-PIP	4.2	08/09/2020	30/11/2020	N	N	N	N	Y
EPSM2012-5119	C-PIP	4.2	13/11/2012	30/11/2013	N	-	-	N	Y
EPSM2011-2750	C-PIP S-PIP	3.8	15/02/2011	31/07/2013	N	-	-	N	Y
EPSM2010-2617	C-PIP	4.0	10/01/2011	31/12/2012	N	-	-	N	Y

Species on the licence*	Species name	Latin
C-PIP	Common pipistrelle	<i>Pipistrellus pipistrellus</i>
S-PIP	Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
DAUB	Daubenton's bat	<i>Myotis daubentonii</i>

3.5.25. The individual trees and groups of trees within the site underwent a Ground Level Tree Assessment (GLTA) to ascertain their potential value for roosting bats (Table 3.5.2).

Table 3.5.2 GLTA Summary

Tree Ref	Target Note Ref	Description	Photograph
T1	T1	A snapped sycamore tree was located within the woodland parcel on the southwestern corner (W1). This meant that a lot of the main stem had become exposed along where it had snapped creating small gaps suitable for individual roosting bats. The tree was found to provide “PRF-I” bat roosting potential.	

T2	T2	A snapped willow tree was located within the second woodland parcel (W2) this created features along the trunk which included gaps and crevices which were assessed as suitable to support an individual roosting bat. The tree was found to provide “PRF-I” bat roosting potential.	
T3	T3	A mature willow was identified within the third woodland parcel onsite (W3), this consisted of small cracks within the bark of the tree. It is currently unknown whether these crevices lead to any further gaps within the tree. The tree was found to provide “FAR” bat roosting potential.	
T4	T4	A silver birch tree located on the northern boundary of the site a crack was located within the main stem which could not be further assessed due to the dense scrub surrounding the tree limiting access. It is unknown whether the crevices leads into any further cavities within the tree. The tree was found to provide “FAR” bat roosting potential.	

T5	T5	Another silver birch located on the northern boundary was found to have cracks within the stem, these were found to providing suitability for individual roosting bats. The tree was found to provide “PRF-I” bat roosting potential.	
T6	T6	A dead hawthorn tree was located on the northern boundary of the site. There was one crack located on the main stem of the tree. This was not found to lead to any further cavity within the tree but was found to provide suitability for an individual roosting bat. The tree was found to provide “PRF-I” bat roosting suitability.	
T7	T7	A silver birch tree located on the northern boundary which was found to consist of crevices along the main stem of the tree. It remains unknown whether these features lead any further into the main stem of the tree. The tree was found to provide “FAR” bat roosting potential.	
Summary			
FAR	T3, T4 and T7.		
PRF-I	T1, T2, T5 and T6.		

3.5.26. In summary, several trees were found to provide features assessed as PRF-I which refers to those only suitable for individual bats or very small numbers of bats due to size. A total of three of the trees were found to provide

FAR bat roosting potential as the extent of the crevices identified could not be assessed during the survey.

3.5.27. The site is anticipated to attract invertebrates into the site boundary which in return is anticipated to attract foraging bats into the site. It is unknown whether the trees onsite which provide potential for roosting bats currently support any roosting bats. The surrounding hedgerows and line of trees provide linear commuting features that are anticipated to be used by local bats.

3.5.28. Due to the small scale of the site, it is not anticipated to be of significant value for local bats however, they are anticipated to be present onsite.

BADGER

3.5.29. Records of badger (*Meles meles*) were returned within the data search within 1km of the site, their location is to remain confidential.

3.5.30. A latrine was identified within the site along the northern boundary confirming foraging/ commuting badger within the site boundary. There was no badger setts identified within the site however, the site connects to adjacent grassland fields and woodland which are anticipated to support a nearby badger set. Mammal tracks were noted within the bramble scrub on the northeastern corner of the site indicating potential access point into the site.

3.5.31. Overall, the site was not found to support a badger sett currently, but they are confirmed to be present within the local area (refer to the UKHAB map for the latrine location).

OTHER TERRESTRIAL MAMMALS

3.5.32. Records west European hedgehog (*Erinaceus europaeus*) were located within the 1 km search area. Given the habitats present within the site including hedgerows and scrub, it is anticipated that hedgehog could be present within the site.

3.5.33. There were no records of brown hare (*Lepus europaeus*) obtained within the data search. The site comprises of an unmanaged grassland field which connects to adjacent grassland fields. However, the site is anticipated to be disturbed frequently due to the adjacent residential dwellings therefore they are not anticipated to utilise the site.

NON-NATIVE INVASIVE SPECIES

3.5.34. There were no records of non-native invasive species obtained within the 1km data search.

3.5.35. There was non-native flora identified within the which includes cherry laurel which was located in the introduced shrub habitats on the southwestern aspect.

SPECIES DISCOUNTED FROM ASSESSMENT

3.5.36. Water vole (*Arvicola amphibius*), otter (*Lutra lutra*), beaver (*Castor fiber*) and white-clawed crayfish (*Austropotamobius pallipes*) have been discounted from assessment as no suitable aquatic habitats are located on site or within the proximity.

3.5.37. Hazel Dormouse (*Muscardinus avellanarius*) mainly occur in southern counties, especially in Devon, Somerset, Sussex, and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews et al, 2018). The species are not generally known to be present within the area (Wembridge et al., 2016). The habitats on site are of limited value due to lacking areas of extensive woodland and scrub. As such, the species are reasonably discounted from site

3.5.38. Red squirrel (*Sciurus vulgaris*) has been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and are not known to be present in the local area; with no previous records returned in the data search. It is anticipated that high abundances of grey squirrel are present within this region (Shuttleworth/RSST n.d.). This species will displace red squirrel through competition as well as cause increased

red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

4 MITIGATION RECOMMENDATIONS

4.1. DESIGNATED SITES

- 4.1.1. The site is located within the Impact Risk Zone for Rochdale Canal SSSI located approximately 3.15 km from the site boundary. As the proposed development consists of a residential development a consultation with Natural England is not required.

You do not need to consult Natural England on the proposed development at this location.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

- 4.1.2. The designated sites are deemed sufficient distance from the site and separated by anthropogenic barriers such as highways that no negative impacts are anticipated through development. The designated sites are not connected to the development site by any linear features such as watercourses, hedgerows, or treelines that could potentially facilitate pollution.
- 4.1.3. Several other designated sites are located within 5 km from the site. The proposed scheme comprises a residential development, which has the potential to increase the number of people visiting the designated sites and increasing damage through recreational pressures. As such, it is recommended that a Homeowners Pack is made available to all new residents of the development highlighting the sensitivity of the area and impacts caused because of recreational disturbance.
- 4.1.4. The Homeowners' packs should comprise, but are not limited to;
- Introduction letter to the pack, setting out the issue and providing a contents page of included documents.
 - Description of the designated sites and it's features which should include a map explaining the boundaries of the designated site.
 - An explanation of the sensitivities of features to recreational disturbance and key sensitive times for the features of the designated sites.
 - List any access restrictions in the local area (e.g. under the Countryside and Rights of Way Act 2000 or Byelaws).
 - Suggestions of alternative recreational sites (i.e. parks, walking or cycling routes).
 - Code of conduct (i.e. not disturbing nesting birds, remaining on marked pathways to avoid spreading disease, refraining from BBQs and bonfires which may cause fire damage to priority habitats, biosecurity measures, keeping dogs on leads during sensitive times of year and in areas known to be susceptible to *Phytophthora ramorum*).
 - Legal penalties for disobeying the code of conduct.
 - Suggested areas for hiking, running, and horse-riding opportunities for people to get involved in the local natural environment (including volunteering opportunities).
- 4.1.5. The following principles to be followed for the packs;
- The homeowner packs are tailored to the location of the development and the nearby designated sites:
 - Tailored to the audience using clear and easy to understand language.
 - An appropriate format is used to present and share the householder packs (i.e. print, size).

4.2. HABITATS

ADJACENT HABITATS

- 4.2.1. The site connects to adjacent grassland which connects to woodland habitats via lines of trees and hedgerows, therefore it is recommended that a detailed Construction and Environment Management Plan (CEMP) specific to

the proposed development is created (and adhered to throughout the course of construction works) to avoid, minimise and mitigate for negative impacts resulting from construction practices on all habitats surrounding the site.

4.2.2. This plan will detail measures to avoid, minimise or mitigate any potential negative effects caused by construction practices on the environment on and surrounding the site including:

- The control of run-off from areas of arisings to prevent any pollutants/contaminants entering nearby waterbodies.
- Appropriate measures to suppress dust during hot, dry and/or windy conditions.
- Excavations should be sealed overnight or should have at least one shallow-sloping side to allow any animals that may fall in to escape.

4.2.3. An ecologist should be contacted for advice should any protected species be discovered during construction.

INDIVIDUAL TREES, WOODLAND, AND HEDGEROWS

4.4.1. Generally, the protection measures of retained trees will be through use of temporary protective demarcation fencing to protect the trees and shrubs. 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.

4.4.2. The fencing will be in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.

4.4.3. It is recommended that replacement tree planting at a 1:2 ratio is required to compensate for loss of any trees. It is recommended that the planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species.

4.5. SPECIES

AMPHIBIANS

4.5.1. Breeding common frog are anticipated to be present, it is considered unlikely that great crested newt will be present onsite. Therefore, it is recommended that the following Precautionary Working Methods (PWM's) are followed throughout the duration of the works:

- A designated working area will be maintained to minimise total working area, which will be marked out by the ecologist (where necessary). A fence and/or sign will be situated to mark the working areas to ensure no contractors and vehicles do not enter areas which have not been checked for great crested newts.
- Any vegetation on site to be cleared should first be strimmed to approximately 15 cm and left overnight, allowing any animals the chance to naturally disperse from site. A fingertip search of any vegetated areas should then be undertaken to check for the presence of great crested newts.
- Once the ecologist has declared all areas of potential for great crested newts have been checked, the proposed works can continue unsupervised.
- Storage of materials is to be on pallets i.e. raised off the ground and on areas of hard standing or tarmac. No materials to be stored on vegetation.
- All working areas are to be maintained as bareground or hardstanding throughout the construction phase.
- All open pits and pipes are to be covered during the night, with a check for presence of amphibians conducted prior to covering.
- If excavations are exposed and/or created, a slope will be positioned within the excavation to allow amphibians and mammals to escape should they fall in.
- Under no circumstances should site contractors attempt to handle great crested newt.
- Ecologist to undertake a site visit upon completion of works to confirm that the works have been undertaken using the above risk avoidance measures and that habitats have been restored.
- In the unlikely chance, a GCN is located during the PWM's, all works must cease immediately, and Natural England contacted for advice. No great crested newt is to be handled and the refugia is to be placed back to provide suitable cover.

- 4.5.2. If any ponds on site are to be lost to development, they should be compensated for with new areas of standing water. They should be designed to be of benefit for ecology, following guidance set out in the Great Crested Newt Conservation Handbook (Langton et al., 2001).
- 4.5.3. Creating a pond specifically for ecology, or enhancing existing ponds will provide an important resource for flora and fauna. This includes amphibians, bats, bird and invertebrates. Shallow pools should be included within the design to be of benefit for basking invertebrates and tadpoles. Proposed planting should include a variation of native species, including emergent, submerged and marginal vegetation.
- 4.5.4. Hibernacula could also be created to provide a shelter for varying species, and somewhere to hibernate. The design of the features should follow those outlined within the Great Crested Newt Mitigation Guidelines (English Nature, 2001). The management should include the long-term management of the pond and hibernacula.

REPTILES

- 4.5.5. The site provides habitats suitable for reptile species. Therefore, it is recommended that Precautionary Working Methods (RAMs) are followed to minimise the likelihood of killing, injuring or disturbing any reptiles present on site during the construction phase. The RAMS for great crested newt should also be followed for reptiles.
- 4.5.6. The precautionary destructive search work will be undertaken during the summer at a time of year when reptiles are active. Any reptiles found during the destructive search will be relocated to the retained grassland to the south of the site.

BREEDING BIRDS

- 4.5.7. Breeding birds are anticipated to be present onsite with nesting pigeons identified during the site walkover. Pigeons are known to nest all year round, a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist.
- 4.5.8. It is recommended that the trees within the site are retained post development to allow birds to nesting within the site boundary.

BATS

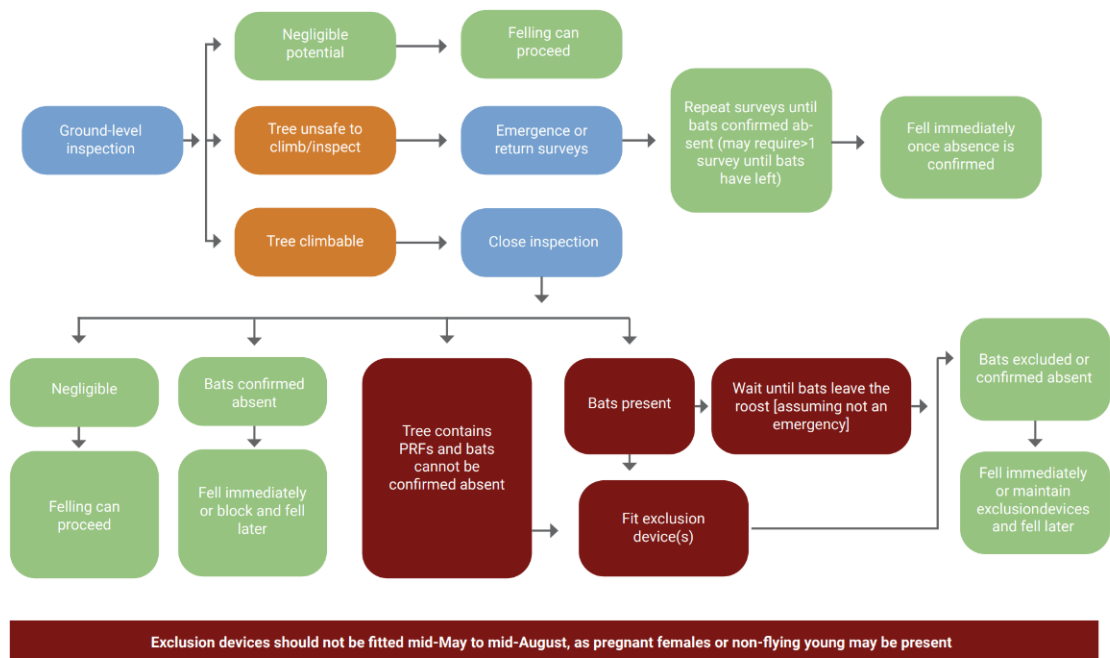
- 4.5.9. The individual trees and groups of trees within the site underwent a Ground Level Tree Assessment (GLTA) to ascertain their potential value for roosting bats.
- 4.5.10. Several trees on site were found to provide potential bat roosting suitability. If the trees are to be directly impacted by the proposals (i.e., removal), then further survey work is required, as outlined in Table 4.3.1. If the trees will be retained, there is only a requirement for considerations for flight lines and foraging.

Table 4.3.1 Trees on site assessed as having bat roosting suitability and further survey work

Suitability	Definition	Rating	Further Survey Work
FAR	Further Assessment Required to categorise PRF	T3, T4 and T7.	Aerial tree inspection to further assess the features not fully accessible at ground level OR Three separate dusk emergence survey visits between May – September with at least two surveys between May and August.
PRF-I	Only suitable for individual bats or very small numbers of bats due to size of lack of surrounding habitats	T1, T2, T5 and T6.	No further surveys required as per the Best Practice Guidelines (Table 7.2; Page 71).

			Appropriate compensation for all PRF-I in advance of impacts. PWMs for works involving being inspected by a licensed bat worker with an endoscope before felling or utilising a soft felling technique (which involves practises like removing limbs separately and lowering them to the ground and then leaving for 24 hours before clearing).
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4.5.11. In summary, the following chart will be adhered to, extracted from the Bat Mitigation Guidelines (Reason & Wray, 2023). All individual trees excluded from Table 4.3.1 were assessed as having negligible suitability for roosting bats and can be felled without any further bat mitigation. **Please note that felling a roost or obstructing access to a roost would require an appropriate mitigation licence**, which will be obtained following the results of the further surveys outlined in Table 4.3.1



4.5.12. The habitats of highest value for bats include the linear commuting features and the unmanaged habitats that are anticipated to attract invertebrate prey into the site. It is recommended that all linear boundary habitats are retained as apart of the proposed development to allow bats to commute into the site and into the connecting habitats.

4.5.13. Slow-flying species such as brown long-eared (*Plecotus auritus*), which are anticipated to be in the local area, are sensitive to lighting and may be impacted by the proposed development, should no mitigation for lighting be considered.

4.5.14. Any proposed lighting/existing lighting should follow the guidance outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting at Night” (2023).

4.5.15. An External Lighting Scheme has not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over

cool white light (ideally <2700Kelvin).

- Lighting should feature peak wavelengths greater than 550nm.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
- The use of hard landscaping features to block light and create dark corridors.
- Avoid illuminating habitats of value.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
- Column heights of lighting can be considered to minimise light spill.

BADGERS

4.5.16. A badger latrine was identified within the site boundary confirming their presence within the local area of the site, they are anticipated to commute and forage onsite however there were no badger setts identified.

4.5.17. As such, the following Precautionary Working Methods will be adhered to during the construction phase to ensure that no badgers are impacted by the proposed development (Badger Trust, 2023):

- A pre-commencement of work badger survey should be conducted by a suitably qualified ecologist to ensure the current badger situation is known and that the recommendations are correct.
- All site personnel should be fully briefed concerning the method statement, the presence of badgers, the mitigation measures to be followed, the relevant legislation, the penalties imposed and who to contact should they need to.
- Trees and shrubs should be felled so that they fall away from the direction of a sett and outside exclusion zones.
- Ensure excavations or trenches left overnight are covered or have an escape route such as a shallow gradient at one or both ends.
- Ensure excavations or trenches are inspected each morning and evening to ensure no badgers have become trapped.
- Open pipework with a diameter of more than 120mm should be properly covered or capped at the end of the working day to prevent badgers from entering and becoming trapped.
- During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
- The storage of topsoil or other “soft” building materials within the site should be given careful consideration. Badgers will readily adopt such mounds and dig setts which would then be afforded the same protection as established setts. To avoid the adoption of such mounds, they should be subject to daily inspections before work commences or alternative measures put in place, such as being fenced off for higher-risk areas.
- Litter, tools and potentially dangerous materials on site should be cleared at the end of the working day. Care should be taken that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.
- Ensure no dogs are brought to the work site.
- Security lighting should be kept to a minimum and away from setts to avoid disturbance to any badgers on site.
- Fires should be lit only in secure compounds away from areas of badger activity and should be fully extinguished at the end of the working day.
- Badger paths must not be blocked to ensure access to foraging areas is maintained.

4.5.18. Adherence to these measures should be confirmed to planners at regular intervals by the project ecologist.

TERRESTRIAL MAMMALS

4.5.19. European Hedgehog (*Erinaceus europaeus*) and brown hare (*Lepus europaeus*) are anticipated to be present within the site and are a Species of Principal Importance. During habitat management, any areas of dense vegetation should first be carefully hand searched to check for the species. If any hedgehogs are identified during works, should be relocated carefully by hand to a location away from the working area. Brown hare is a naturally agile species and should disperse upon approach. If any injured of either species are located, they should be taken to a local vet for care.

NON-NATIVE INVASIVE SPECIES

4.5.20. Cherry laurel located on site, this species are listed on Schedule 9 of the Wildlife & Countryside Act 1981,

making their spread illegal. It is recommended that both species are eradicated under a Non-Native Invasive Species Method Statement produced by an appropriately qualified contractor.

5 FURTHER SURVEYS AND CONCLUSION

5.1. AERIAL TREE INSPECTIONS AND NOCTURNAL BAT SURVEYS

5.1.1. Trees assessed as providing potential FAR suitability for bats, require an aerial tree inspection by a licensed bat ecologist to further assess the trees suitability for roosting bats, if subject to removal or disturbance. Please note, if the trees are found to have bats/field signs of roosting bats and/or assessed as having the potential to supporting a maternity roost, further surveys will be required, following guidance set out in Collins (2023). The further surveys may include a minimum of three tree inspections or three dusk emergence survey visits between May – September with at least two surveys between May and August.

5.2. UPDATED BADGER WALKOVER

4.7.1. An updated badger walkover is recommended prior to works to ascertain the most up-to-date baseline of the site including a search for new setts, and field signs including footprints, latrines, snuffle holes, and fur. This will inform any further mitigation required, including any licencing requirements. The survey can be undertaken at any time of year, although during the winter is best when foliage is minimised.

5.3. FURTHER SURVEY SUMMARY

5.4.1. Table 5.8.1 summarises the surveys recommended to inform relevant mitigation and to inform relevant planning applications.

Table 5.8.1 Further survey summary

Survey	Survey Time Frames
eDNA surveys (great crested newt)	15th April – 30th June
Ground Level Tree Assessment	Any time of year although best in winter when foliage is reduced
Aerial Tree Inspection (Trees with FAR to categorise the PRFs)	Any time of year
Updated Badger Walkover	Any time of year although best in winter when foliage is reduced

5.5. OTHER MITIGATION MEASURES

5.6.1. Where further surveys are deemed unnecessary to proceed with the proposed development, a series of mitigation measures have been outlined to minimise the impact of development upon habitats and fauna on-site or potentially within the surrounding area:

- Homeowner packs to be distributed to new tenants highlighting the sensitivity of the area and impacts caused because of recreational disturbance.
- Protection measures for retained habitats.
- Lighting considerations for bats
- Precautionary Working Methods (PWMs) for badgers
- Considerations for hedgehogs and brown hare throughout development
- Eradication of cherry laurel under a Non-Native Invasive Species Method Statement produced by an appropriately qualified contractor

5.7. CONCLUSION

5.8.1. Overall, the site was found to consist of unmanaged grassland where patches of bramble scrub and tall forbs were present. It was surrounded by woodland parcels, lines of trees and hedgerows. A total of seven trees within the site were found to have potential value for bats with evidence of badger also located within the site however, there were no sets identified. The site also provide value for common amphibians, reptiles, birds and terrestrial mammals. The linear boundary features were identified as of value for local fauna populations, and it is recommended that they are retained.

5.8.2. Specific enhancement recommendations for the site include the following:

- Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of

these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.

- Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features within the site.
- The inclusion of 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

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7 APPENDIX

7.1. PHOTOGRAPHS OF THE SITE

Description	Photographs
Other Neutral Grassland	

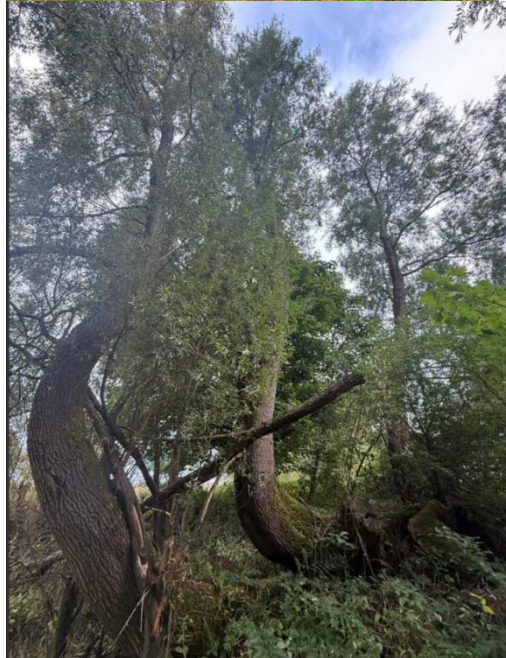
Line of Trees		
Introduced Shrub		

Pond		
Native Hedgerow		

Bramble Scrub



Woodland with notable willow tree



Badger Latrine



7.2. UKHABITAT MAP



20-2429 Bamford Mews - UKHab
Date: 02.02.2026

-  Tree with Bat Potential
-  Individual Trees
-  Line of Trees
-  Hedgerow
-  Tall Forbs
-  Broadleaved Woodland
-  Bramble Scrub
-  Developed Land Sealed Surface
-  Other Neutral Grassland
-  Red Line Boundary

Scale: 1:1000
Drawn By: EC
Checked By: KB
Approved By: KB



Client: McCarthy Stone
Site: Bamford Mews, Rochdale
Project Number: 20-2429 Rev: 2.0
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