

PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Site:	Greenfield Lane, Rochdale
-------	---------------------------

References:	83-024-R1
-------------	-----------

Date:	15 July 2026
-------	--------------

Client:	M.C.I. Developments Ltd
---------	-------------------------





Taylor Road | Trafford Park | Urmston | Manchester | M41 7JQ
Registered in England | CRN: 08725262

+ 44 (0) 161 707 9612 | e3p.co.uk

QUALITY ASSURANCE

Report references

83-024-R1

REV REF	DESCRIPTION	DATE
R1-1	First issue	18/06/26
R1-2	Minor Amendments	15/07/26

WRITTEN BY	QUALIFICATION	POSITION
Ben Hartley	BSc (Hons), MSc	Consultant Ecologist

REVIEWED BY	QUALIFICATION	POSITION
Huw Morgan	BSc (Hons), MEnvSc, CEnv, MCIEEM	Principal Ecologist

AUTHORISED BY	QUALIFICATION	POSITION
Rob Nicholson	BSc (Hons) MCIEEM	Principal Ecologist

This report has been prepared for the sole benefit, use, and information of the client. The liability of Environmental Engineering Partnership Limited T/A E3P with respect to the information contained in the report will not extend to any third party. This report has been prepared by the qualified persons as listed above.



EXECUTIVE SUMMARY

Site Address	Greenfield Lane, Rochdale, OL11 1TJ
Grid Reference	SD 90076 11903
Site Area	Approximately 1.40 ha
Current Site Use and Adjacent Site Use	The site comprised vacant and derelict land associated with a demolished mill building. Medium distinctiveness scrub and woodland were also present within the site. The Rochdale canal defines the sites northern boundary, whilst an area of woodland lies beyond the canal. Residential land is situated adjacent to the south and west of the site. Commercial and vacant land is located adjacent to the eastern site boundary.
Designated Sites	Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) is situated adjacent to the north of the site. As per the criteria listed on MAGIC (accessed May 2026), the proposed site will require further consultation with Natural England to proceed in relation to the SSSI and SAC. A Habitat Regulations Assessment (HRA) screening assessment will be required to assess whether the proposed development will have any 'likely significant effects' on Rochdale Canal SAC. This will need to be informed by an ecological air quality assessment. One non-statutory designated site, Rochdale Canal, Scowcroft Farm – Warland Site of Biological Importance (SBI), is partially situated within the site boundary. To protect Rochdale Canal SSSI and SAC and Rochdale Canal, Scowcroft Farm – Warland SBI, a 15 m buffer should be maintained between the designated sites and areas of construction and built development. Additionally, pollution and protection measures should be implemented to ensure there are no negative impacts upon any of the aforementioned designated sites as a result of the development. An increase in the number of visitors to Rochdale Canal, Scowcroft Farm – Warland SBI, is anticipated as the development involves the construction of residential housing.
Survey Results	The site was found to comprise developed land; sealed surface, a building, vacant or derelict land, introduced shrub, ruderal/ephemeral, modified grassland, bramble scrub, mixed scrub, individual trees, other woodland; broadleaved, and other woodland; mixed. Rochdale Canal is situated adjacent to the northern site boundary. The site was found to have the following potential ecological constraints: ✳ Opportunities for common amphibians within the vacant or derelict land, introduced shrub, ruderal/ephemeral, modified grassland, scrub, broadleaved and mixed woodland, and bases of individual trees. ✳ T002, G003a, G005a, G005b were assessed as having PRF-I bat roosting potential. ✳ 'Low' commuting and foraging potential for bats within the scrub, woodland edge, and individual trees on-site. ✳ Potential presence of badgers within the local area and suitable foraging and sett-building opportunities within the site.



- ✧ Potential presence of hedgehogs on-site within vacant or derelict land, introduced shrub, scrub, broadleaved and mixed woodland, and bases of individual trees.
- ✧ Potential presence of foraging and commuting otters within the adjacent canal.
- ✧ Opportunities for nesting birds within the introduced shrub, scrub, individual trees, and broadleaved and mixed woodland.
- ✧ Potential presence of reptiles within the scrub and woodland edge.
- ✧ Potential presence of cinnabar moth within the vacant or derelict land.
- ✧ Invasive plant species Himalayan balsam and Japanese knotweed were identified on-site.



RECOMMENDATIONS

Based on the findings of the Preliminary Ecological Appraisal, the following additional works are recommended:

The following Further Works are required to inform a planning application:

- ✳ A River Condition Assessment will be required on the Rochdale Canal any time of year.
- ✳ A Habitat Regulations Assessment (HRA) screening assessment will be required to assess whether the proposed development will have any 'likely significant effects' on the Rochdale Canal SAC.
- ✳ As the area of woodland along the west of the site is to be removed during the development, an updated Preliminary Roost Assessment of the trees to be removed should be undertaken, ideally within the winter months when the vegetation has died back to allow better access to the woodland understory.
- ✳ As large areas of the scrub, woodland, and individual trees on site are to be removed, further Bat Activity Surveys will be required, as per Collins (2023). One Night-time Bat Walkover (NBW) survey visit per season (spring- April/May, summer- June/July/August, Autumn - September/October) will be required, with automatic/static bat detector surveys also undertaken for a minimum of five consecutive nights per month (April-October) in appropriate (or best available) weather conditions for bats.

The following mitigation is recommended.

- ✳ A 15 m buffer will be required from Rochdale Canal SSSI and SAC and Rochdale Canal, Scowcroft Farm – Warland SBI, where no development is located. The designated sites will need to be maintained as dark areas to not impact the local wildlife utilising them.
- ✳ Pollution prevention measures will be implemented to protect the designated sites and canal from harmful pollution.
- ✳ An advisory leaflet should be distributed to future building occupants, which will include a 'Responsible User Code' for visitors to the surrounding designated sites and details of alternative green spaces.
- ✳ Common amphibians are to be removed by hand from the working area during the clearance phase.
- ✳ The lighting design should ensure sensitive habitats, including the scrub, woodland edge, and individual trees on-site and canal and woodland adjacent to site are maintained as dark areas during and post-construction.
- ✳ T002, G003a, G005a, G005b should be soft-felled under ecological supervision. Furthermore, a compensatory bat box for each tree would be required to be installed on a retained mature tree prior to the soft-felling of any trees.
- ✳ Updated badger walkover at least two months prior to the start of works.
- ✳ Precautionary Working Methods for badger.
- ✳ Precautionary Working Methods for otter.
- ✳ Where vegetation requires removal, it should be checked for the presence of hedgehogs prior to removal. If any vegetation is too dense to be fully inspected, it should be strimmed to 50 cm and checked for hedgehog before being cleared to ground level. If trees are removed, their bases should be checked prior to removal for sheltering hedgehogs. It is recommended that any



clearance takes place outside of December-March (inclusive) to avoid impacting hibernating hedgehogs.

- ✳ Where vegetation requires removal, it should be removed outside of the breeding bird season (March to September inclusive). If this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 48 hours before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged.
- ✳ Precautionary Working Methods for reptiles.
- ✳ Any common ragwort which is being utilised by cinnabar caterpillars, a UKBAP species, should be removed by hand away from construction activities
- ✳ It is recommended that pollinator-friendly flora planting should be introduced into the development by including wildflower plants and shrubs, as well as flowering trees. In particular, it is recommended that ragwort be introduced
- ✳ Eradication of invasive species, Himalayan balsam and Japanese knotweed, prior to works commencing on-site.

A 10% gain in biodiversity will be required on-site. If this cannot be achieved on-site, off-site compensation will be required. A Biodiversity Metric Report and associated metric has been produced by E3P (Report reference: 83-24-R2).



CONTENTS

1. INTRODUCTION	8
1.1. Background	8
1.2. Proposed Development	8
1.3. Site Location	8
1.4. Objectives	8
1.5. Confidentiality	9
2. METHODOLOGY	10
2.1. Desktop Survey	10
2.2. Vegetation and Habitats	10
2.3. Fauna	11
2.4. Preliminary Roost Assessment	11
2.5. Survey Limitations	12
3. SURVEY RESULTS	13
3.1. Site Context	13
3.2. Designated Sites	13
3.3. Habitats	14
3.3.1. Developed Land; Sealed Surface (u1b)	14
3.3.2. Buildings (u1b5)	15
3.3.3. Vacant or Derelict Land (u,82)	15
3.3.4. Introduced Shrub (u1,847)	16
3.3.5. Ruderal/Ephemeral (u,81)	17
3.3.6. Modified Grassland (g4)	17
3.3.7. Bramble Scrub (h3d)	18
3.3.8. Mixed Scrub (h3h)	19
3.3.9. Individual Trees (u,32)	20
3.3.10. Other Woodland; Broadleaved (w1g)	21
3.3.11. Other Woodland; Mixed (w1h)	22
3.4. Protected and Notable Species	23
3.4.1. Amphibians	23
3.4.2. Bats	23
3.4.3. Badger	24
3.4.4. Other Terrestrial Mammals	24
3.4.5. Otter and Water Vole	24
3.4.6. Breeding Birds	24
3.4.7. White-clawed Crayfish	24



3.4.8. Reptiles	25
3.4.9. Notable Invertebrates	25
3.5. Invasive Plant Species	25
4. ECOLOGICAL CONSTRAINTS AND MITIGATION	27
4.1. Development Proposals	27
4.2. Designated Sites and Rochdale Canal	27
4.3. Habitats	28
4.3.1. Scrub, Individual Trees, and Woodland	28
4.4. Protected and Notable Species	29
4.4.1. Common Amphibians	29
4.4.2. Bats	29
4.4.3. Badgers	29
4.4.4. Otter	30
4.4.5. Hedgehogs	31
4.4.6. Breeding Birds	31
4.4.7. Reptiles	31
4.4.8. Notable Invertebrates	31
4.4.9. Invasive Plant Species	32
5. FURTHER SURVEYS	33
5.1. Further Requirements to Inform a Planning Application	33
5.1.1. River Condition Assessment	33
5.1.2. Habitat Regulations Assessment	33
5.1.3. Bats	33
5.2. Table of Further Surveys	34
6. BIODIVERSITY NET GAIN	35
7. REFERENCES	36
APPENDIX I: LIMITATIONS	37
APPENDIX II: UKHAB HABITAT PLAN	39
APPENDIX III: BAT POTENTIAL DESCRIPTIONS	40
APPENDIX IV: DESIGNATED SITES PLAN	44



1. INTRODUCTION

1.1. BACKGROUND

M.C.I. Developments Ltd commissioned E3P to undertake a Preliminary Ecological Appraisal at Greenfield Lane, Rochdale, hereafter referred to as “the site”.

This report has been prepared by Benjamin Hartley BSc (Hons) MSc, Consultant Ecologist at E3P. Ben holds QCIEEM membership and has experience undertaking Preliminary Ecological Appraisals, protected species surveys and ecological mitigation for a wide variety of projects across the UK.

1.2. PROPOSED DEVELOPMENT

Development proposals comprise the development of 44 affordable dwellings, landscaping, car parking, access and associated works.

1.3. SITE LOCATION

The site is located in Rochdale. Greenfield Lane is situated within the site boundary, which connects to the Rochdale Bypass (A664). The Rochdale canal defines the sites northern boundary, whilst an area of woodland lies beyond the canal. Residential land is situated adjacent to the south and west of the site. Commercial and vacant land is located adjacent to the eastern site boundary. Please refer to Figure 1.1 for the approximate site location.

Figure 1.1 Approximate Site Location



1.4. OBJECTIVES

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 species and habitats.
- ✳ Recommend any further surveys or mitigation that may be required.

The Preliminary Ecological Appraisal comprises a desk study and site walkover. This survey has been completed as a baseline assessment of the site, and as such, please see the end of the report for further surveys and mitigation proposed.



1.5. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.



2. METHODOLOGY

2.1. DESKTOP SURVEY

The following sources of information and ecological records were consulted:

- ✦ MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites, accessed May 2026.
- ✦ Aerial mapping and ordinance survey maps.
- ✦ Local data records from the past 10 years provided by the Greater Manchester Local Records Centre (GMLRC) on 27th May 2026.

A 1 km search area was utilised for the data search, with this being deemed an appropriate distance for the Zone of Influence of the site due to the quality of the habitats on and adjacent to the site and the habitat connectivity to the wider area. Data from the last ten years was considered during the assessment. Historic data (over 10 years ago) was only utilised where relevant.

The data search included the request for details of protected and notable species of flora and fauna within 1 km of the central grid reference of the site. In addition, a request was made for any non-statutory designated sites within 1 km of the site boundary.

Please note that a lack of up-to-date records does not confirm the absence of a species from the area. The lack of records may simply be a result of a lack of protected species surveys being undertaken within the local area.

2.2. VEGETATION AND HABITATS

A Preliminary Ecological Appraisal of the proposed development site was undertaken by Benjamin Hartley, Consultant Ecologist at E3P, who holds a Level 3 Field Identification Skills Certificate (FISC), on 21st May 2026. The weather was warm and cloudy.

The walkover survey was undertaken to the standard methodology as detailed by the UK Habitat Classification Version 2.0 (UKHab, 2023). The assessment follows the methodology as per “Guidelines for Preliminary Ecological Appraisal” (CIEEM, 2017).

A vegetation and habitat plan has been produced for the proposed development site (please refer to Appendix II). The mapping is based on the UK Habitat Classification Version 2.0 (UKHab, 2023).

Searches were made for uncommon, rare, and statutorily protected plant species, those species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and uncommon plant communities. All plant nomenclature follows Stace (2019).

Searches were carried out for the presence of invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), including Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*).



2.3. FAUNA

A thorough search of the site for signs of protected species of fauna was undertaken during the site walkover. These searches considered the following:

- ✿ Suitability of any ponds to support notable amphibians, and the suitability of the site's terrestrial habitats to support amphibians.
- ✿ Suitability of the site to support reptiles by way of habitat structure and refuge piles, as well as links to the wider landscape.
- ✿ Signs of badgers (*Meles meles*), by way of setts, mammal paths, foraging signs or latrines to indicate usage of the site by the species.
- ✿ Search of any watercourses for signs or suitability for water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) by way of burrows, resting places, holts and foraging signs.
- ✿ Suitability of the site to support roosting, foraging and commuting bats.
- ✿ Suitability of the site to support notable bird species.
- ✿ Suitability of the site to support notable invertebrates.
- ✿ Search of the site for any invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT

The Preliminary Roost Assessment (PRA) was undertaken by Benjamin Hartley on 21st May 2026.

The survey involved undertaking a systematic search of the building and trees, searching for signs of bats or spaces where bats would be able to access. The methodology followed that described in Bat Surveys for Professional Ecologists, 4th Edition (Collins, 2023).

Tree references were taken from the Arboricultural Impact Assessment produced by E3P in 2026 (Report reference: 70-078).

The building was categorised for its bat roosting potential as described in Table 2.1, with the trees categorised as described in Table 2.2 in accordance with Collins (2023).

Table 2.1 Bat Roosting Potential Classification of Buildings

CATEGORY	DESCRIPTION
None	No habitat features on site likely to be used by any roosting bats at any time of the year.
Negligible	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.
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 and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but unlikely to support a roost of high conservation status.
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 and



CATEGORY	DESCRIPTION
	surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

Table 2.2 Bat Roosting Potential Classification of Trees

CATEGORY	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. SURVEY LIMITATIONS

A Preliminary Ecological Appraisal does not constitute a full botanical survey. Instead, key species are identified to give a representative description of each habitat type.

This survey was undertaken in May, which is an appropriate time of the year to undertake a survey. However, as a result of differing flowering times, some species of flora may have been missed or misidentified, including some invasive/non-native species. However, this is not considered to be a significant constraint due to the lack of floristic diversity on-site.

Access to all areas within a 30 m buffer of the site to search for signs of badger was not possible due to residential and commercial land being located adjacent to the eastern, southern, and western site boundaries. In addition, areas of woodland were fenced off and could not be accessed to the north east and north west. As such, some features may have been missed.

These constraints have been taken into consideration during the assessment.



3. SURVEY RESULTS

3.1. SITE CONTEXT

The site comprised habitats associated with a demolished mill building surrounded by woodland. The developed land associated with the previous mill building is not anticipated to have a high ecological value. The woodland and trees are likely to provide nesting opportunities for common bird species as well as foraging and commuting value for hedgehogs (*Erinaceus europaeus*) and bat species.

Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) is situated along the northern boundary, whilst Sudden Brook is located approximately 30 m north of the site. These watercourses are anticipated to provide foraging and commuting opportunities for a variety of local fauna, including those that specialise in feeding along aquatic habitats such as otter and Daubenton's bat (*Myotis daubentonii*).

Several areas of UK Biodiversity Action Plan (BAP) Deciduous Woodland Priority Habitat are situated within 1 km of the site. The closest of which is located off-site, adjacent to the north and north west of the site. These areas of woodland habitat contain a high ecological value and are likely to support a wide range of notable plant and animal species, including bats, birds and mammals such as badgers. Due to the close proximity of these habitats, as well as the presence of woodland on-site, it is anticipated that these species may commute to the site.

Several areas of Open Mosaic Habitat are located within 1 km of the site. Such habitat comprises brownfield land that, due to previous disturbance and modification, supports a notable diversity of habitats within close proximity. As such, they are anticipated to provide valuable habitat for a variety of fauna, including rich assemblages of invertebrates. The closest area is situated approximately 20 m south of the site; however, this area appears to have been developed into an industrial area. The remaining areas of Open Mosaic Habitat are not well connected to the site due to the surrounding urban land.

Areas of UK BAP lowland fens priority habitat were situated within 1 km of the site boundary, associated with the Rochdale Canal. The closest area was approximately 180 m north east of the site. These habitats are anticipated to support a diverse range of invertebrates. The site is connected to the areas of lowland fens by Rochdale Canal, therefore, it is anticipated that invertebrates may commute between the site and this priority habitat.

No waterbodies are located within the site or within 250 m of the site boundary.

3.2. DESIGNATED SITES

Rochdale Canal SSSI and SAC is situated adjacent to the north of the site. The site is also located within the Impact Risk Zone of the designated site. The site is designated as an SSSI as it comprises important habitat for aquatic plants and emergent vegetation. The site is designated as an SAC as it supports Annex II species floating water plantain (*Luronium natans*). No further statutory designated sites are located within 1 km of the site.

As per the criteria listed on MAGIC (accessed May 2026), the proposed site will require further consultation with Natural England to proceed in relation to the SSSI and SAC. A Habitat Regulations Assessment (HRA) screening assessment will be required to assess whether the proposed development will have any 'likely significant effects' on Rochdale Canal SAC. This will need to be informed by an ecological air quality assessment.

Rochdale Canal, Scowcroft Farm – Warland Site of Biological Importance (SBI) is partially situated within the site boundary. The site is predominantly designated due to the presence of the Rochdale Canal, which supports floating water plantain, multiple species of pondweeds, and a range of aquatic flora species. The site also comprises woodland and grassland habitats associated with the canal embankment. The canal has been found to support water voles and breeding birds. No further non-statutory designated sites are located within 1 km of the site boundary.



To protect Rochdale Canal SSSI and SAC and Rochdale Canal, Scowcroft Farm – Warland SBI, a 15 m buffer should be maintained between the designated sites and areas of construction and built development. Additionally, pollution and protection measures should be implemented to ensure there are no negative impacts upon any of the aforementioned designated sites as a result of the development. An increase in the number of visitors to Rochdale Canal, Scowcroft Farm – Warland SBI, is anticipated as the development involves the construction of residential housing. Further details of these measures can be found in Section 4.2.

3.3. HABITATS

The main habitats encountered during the survey are described in the following subsections. Please refer to Appendix II for the UKHab Habitat Plan.

3.3.1. DEVELOPED LAND; SEALED SURFACE (U1B)

Greenfield Lane was situated within the site boundary. In addition, hardstanding roads were present within the site. The roads appeared derelict and were colonised by species along the edges by flora species, including herb-robert (*Geranium robertianum*), bramble (*Rubus fruticosus* agg.), sycamore (*Acer pseudoplatanus*), cherry laurel (*Prunus laurocerasus*), meadow buttercup (*Ranunculus acris*), ribwort plantain (*Plantago lanceolata*), ivy (*Hedera helix*), cleavers (*Galium aparine*), and gorse (*Ulex europaeus*). Japanese knotweed was also identified within the developed land; sealed surface.

Figure 3.1 Showing Developed Land; Sealed Surface





3.3.2. BUILDINGS (U1B5)

One building (B1) was located within the site, which comprised a disused substation. Please see Appendix III for the Preliminary Roost Assessment of the building.

Figure 3.2 Showing Building



3.3.3. VACANT OR DERELICT LAND (U,82)

The majority of the site comprised vacant or derelict land, associated with the demolished mill building. Large areas of hardstanding were present within the site. These areas were partially colonised by willow species (*Salix sp.*), butterfly-bush (*Buddleja davidii*), common ragwort (*Jacobaea vulgaris*), and reed canary-grass (*Phalaris arundinacea*).

Figure 3.3 Showing Vacant or Derelict Land





In addition, an area of rubble was situated within the east of the site. This area had been colonised by butterfly bush, hybrid black-poplar (*Populus x canadensis*), goat willow (*Salix caprea*), willow species, creeping buttercup (*Ranunculus repens*), ribwort plantain, wood avens (*Geum urbanum*), dandelion (*Taraxacum officinale* agg.), common nettle (*Urtica dioica*), red fescue (*Festuca rubra*), prickly sow-thistle (*Sonchus asper*), willowherb species (*Epilobium* sp.), and bush vetch (*Vicia sepium*).

Figure 3.4 Showing Vacant or Derelict Land



3.3.4. INTRODUCED SHRUB (U1,847)

An area of introduced shrub was located within the site. The area predominantly comprised cherry laurel, with occasional male-fern (*Dryopteris filix-mas*) and silver birch (*Betula pendula*).

Figure 3.5 Showing Introduced Shrub





3.3.5. RUDERAL/EPHEMERAL (U,81)

Small areas of ruderal/ephemeral were identified beneath mature trees. The flora in this area included herb-robert, willowherb species, and common nettle. Himalayan balsam was also situated in several of the areas.

Figure 3.6 Showing Ruderal/Ephemeral



3.3.6. MODIFIED GRASSLAND (G4)

Patches of modified grassland were located within the site. Flora species identified within the grassland comprised sweet vernal grass (*Anthoxanthum odoratum*), rough meadow-grass (*Poa trivialis*), meadow buttercup, bush vetch, ribwort plantain, and willowherb species.

Figure 3.7 Showing Modified Grassland





3.3.7. BRAMBLE SCRUB (H3D)

Areas of bramble scrub were identified along the southern boundary of the site, which predominantly comprised bramble. Occasional species included hawthorn (*Crataegus monogyna*), common nettle, ash (*Fraxinus excelsior*), and willow species.

Figure 3.8 Showing Bramble Scrub





3.3.8. MIXED SCRUB (H3H)

Several areas of mixed scrub were present within the site. A large area was situated within the northern aspect of the site, which comprised willow species, hybrid black-poplar, butterfly bush, alder (*Alnus glutinosa*), dove's-foot crane's-bill (*Geranium molle*), and silver birch.

Smaller patches were situated along the southern site boundary. Flora species included elder (*Sambucus nigra*), alder, sycamore, cherry laurel, bramble, common nettle, herb-robert, ivy, and old-fashioned weigela (*Weigela florida*).

Figure 3.9 Showing Mixed Scrub





3.3.9. INDIVIDUAL TREES (U,32)

Several individual trees were identified within the site. The species comprised wild cherry (*Prunus avium*), sycamore, silver birch, weeping willow (*Salix babylonica*), large-leaved lime, and hybrid black-poplar.

Figure 3.10 Showing Individual Trees





3.3.10. OTHER WOODLAND; BROADLEAVED (W1G)

A small area of broadleaved woodland was located along the southern site boundary. Trees within the woodland included wild plum (*Prunus domestica*), whitebeam (*Sorbus aria*), common laburnum (*Laburnum anagyroides*), and silver birch. The ground cover comprised rosebay willowherb (*Chamaenerion angustifolium*), herb-robert, common nettle, and ivy.

A larger area of broadleaved woodland was located along the northern and western site boundaries. The tree composition within the woodland included alder, grey willow (*Salix cinerea*), ash, sycamore, and silver birch. The understorey of the woodland comprised hawthorn, holly, and bramble. Ground flora species identified included common nettle, dove's-foot crane's-bill, broad-leaved dock (*Rumex obtusifolius*), male fern, wood avens, Welsh poppy (*Papaver cambricum*), herb-robert, and cleavers. Stands of Himalayan balsam were also identified within this woodland.

Figure 3.11 Showing Other Woodland; Broadleaved





3.3.11. OTHER WOODLAND; MIXED (W1H)

An area of mixed woodland was present along the southern site boundary. Tree species comprised Lawson's cypress (*Cupressus lawsoniana*) and whitebeam. The ground cover included bramble, herb-robert, dove's-foot crane's-bill, and honeysuckle (*Lonicera periclymenum*).

Figure 3.12 Showing Other Woodland; Mixed





3.4. PROTECTED AND NOTABLE SPECIES

3.4.1. AMPHIBIANS

Consultation with GMLRC did not identify any recent records of great crested newt (*Triturus cristatus*) within 1 km of the site.

Consultation with MAGIC did not identify any great crested newt European Protected Species Licences (EPSLs) within the 1 km search area. The closest licence was situated approximately 4.6 km south west of the site, active in 2017 for the damage and destruction of a great crested newt resting place and breeding site (Licence reference: 2017-31535-EPS-MIT).

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 where habitat connectivity is of high quality) (English Nature, 2001). No waterbodies were located within the site boundary or within 250 m of the site. As such, great crested newts are discounted from further assessment.

Consultation with GMLRC did not identify any recent records of common amphibians within 1 km of the site. The habitats on-site were assessed as providing foraging and resting value for common amphibians in their terrestrial phase within the vacant or derelict land, introduced shrub, ruderal/ephemeral, modified grassland, scrub, broadleaved and mixed woodland, and bases of individual trees. These habitats would provide suitable shelter and hibernation habitat.

3.4.2. BATS

Consultation with GMLRC identified several records of common pipistrelle (*Pipistrellus pipistrellus*) within 1 km of the site. The closest record was from 2018, situated approximately 580 m east of the site.

Consultation with MAGIC identified one Natural England Bat Mitigation Licence within the 1 km search area, located approximately 820 m north of the site, active between 2011 and 2013 for the destruction of a common pipistrelle and soprano pipistrelle non-breeding roost (Licence reference: EPSM2011-2750).

One building (B1) was situated within the site boundary, which was assessed for its suitability to support roosting bats, as detailed in Collins (2023). B1 was assessed as having 'Negligible' bat roosting potential.

All individual trees and the majority of woodland trees on-site were assessed for their suitability to support roosting bats, as detailed in Collins (2023). The majority of the trees were assessed as having no bat roosting potential due to a lack of any potential roost features suitable to support roosting bats. Four trees (T002, G003a, G005a, G005b) were assessed as having PRF-I bat roosting potential. Please see Appendix III for the detailed assessment and photographs of these trees. Due to the dense vegetation and steepness of the bank in the woodland along the west of the site, the trees situated further within the woodland were not able to be assessed for their suitability to support roosting bats.

Much of the site comprises developed land and vacant or derelict land, which is not anticipated to form high-value habitat for local bat species. The scrub, woodland edge, and individual trees are anticipated to attract some invertebrate prey and, in turn, provide valuable foraging opportunities for the species group. The site is largely isolated from valuable habitat within the wider area due to the surrounding urban land. However, the Rochdale Canal is anticipated to act as a valuable commuting corridor for bat species, increasing connectivity between the site and valuable habitats. Subsequently, the site is assessed as having 'Low' foraging and commuting value for bats.



3.4.3. BADGER

Consultation with GMLRC identified one record of badger within 1 km of the site.

No badger setts were located on-site or within 30 m of the site boundary where access was possible. The site provided foraging and sett-building opportunities within the introduced shrub, scrub, and woodland.

3.4.4. OTHER TERRESTRIAL MAMMALS

Consultation with GMLRC identified numerous records of hedgehogs within 1 km of the site. The closest record was located approximately 260 m north east of the site and was identified in 2022. The site was assessed as providing suitable refuge and foraging habitat for hedgehogs within the vacant or derelict land, introduced shrub, modified grassland, scrub, broadleaved and mixed woodland, and bases of individual trees. The vacant or derelict land, introduced shrub, scrub, broadleaved and mixed woodland, and bases of individual trees may also offer suitable hibernation opportunities for the species.

Consultation with GMLRC did not identify any current records of a brown hare within 1 km. The site is not anticipated to support brown hare due to the lack of suitable habitat on-site. Furthermore, the site is isolated from suitable habitat due to the surrounding urban land.

3.4.5. OTTER AND WATER VOLE

Consultation with GMLRC did not identify any records of otter or water vole within 1 km of the site.

Rochdale Canal was present adjacent to the northern site boundary. The canal offers commuting and foraging potential for otter; however, concrete walls line the edge of the canal, which limit holt building opportunities and accessibility to the bank sides. The on-site woodland adjacent to the canal is not anticipated to provide high-quality holt building for otters due to the lack of extensive root systems and fencing, limiting access. Nevertheless, some areas of woodland could not be assessed due to dense vegetation and steep banks.

Rochdale Canal offered limited value for water vole due to the concrete walls on both banks, lack of emergent vegetation, and shading by the adjacent hedgerows and trees. Furthermore, no signs of water vole were identified during the survey. Therefore, the species has been discounted from further assessment.

3.4.6. BREEDING BIRDS

Consultation with GMLRC identified several records of notable birds within 1 km of the site, including bullfinch (*Pyrrhula pyrrhula*), dunnoek (*Prunella modularis*), herring gull (*Larus argentatus*), house sparrow (*Passer domesticus*), lesser redpoll (*Acanthis flammea*), linnet (*Linaria cannabina*), and marsh tit (*Poecile palustris*).

Common bird species are anticipated to be present within the introduced shrub, scrub, individual trees, and broadleaved and mixed woodland. The site was found to be unsuitable for ground-nesting birds due to a lack of suitable habitat on-site.

3.4.7. WHITE-CLAWED CRAYFISH

Consultation with GMLRC did not identify any records of white-clawed crayfish (*Austropotamobius pallipes*) within the 1 km search area.

The Rochdale Canal is located adjacent to the northern site boundary. The canal was deemed to be unsuitable for white-clawed crayfish due to the high levels of pollution within the water, due to surrounding industrial land, reinforced smooth concrete banks, lack of vegetation along the banks, and lack of suitable refugia such as large cobbles and fallen trees.



3.4.8. REPTILES

Consultation with GMLRC did not identify any records of reptiles within the 1 km search area.

The site is not anticipated to support large numbers of reptiles as the site predominantly comprised hardstanding, which does not provide valuable habitat for the species group. However, the scrub and woodland edge may provide some shelter for reptiles. As such, they may be present on site in small numbers.

3.4.9. NOTABLE INVERTEBRATES

Consultation with GMLRC identified several records of cinnabar (*Tyria jacobaeae*) within 1 km of the site.

Common invertebrates are likely to be present within the vacant or derelict land, scrub, woodland, and individual trees. Ragwort was identified within the vacant or derelict land on-site. Ragwort is known to support the cinnabar moth during their larval stage; however, no cinnabar larvae were identified during the site walkover.

3.5. INVASIVE PLANT SPECIES

Consultation with GMLRC did not identify any recent records of invasive non-native plant species within 1 km of the site.

During the survey, Himalayan balsam within the northern aspect of the site. Furthermore, Japanese knotweed was identified along the eastern site boundary. Please see Appendix II for the location of the invasive species as shown on the UK Hab plan.

Figure 3.13 Showing Himalayan Balsam





Figure 3.14 Showing Japanese Knotweed





4. ECOLOGICAL CONSTRAINTS AND MITIGATION

4.1. DEVELOPMENT PROPOSALS

Development proposals comprise the development of 44 affordable dwellings, landscaping, car parking, access and associated works.

4.2. DESIGNATED SITES AND ROCHDALE CANAL

A section of on-site woodland is designated as part of the Rochdale Canal, Scowcroft Farm – Warland SBI. Additionally, Rochdale Canal SSSI and SAC is located adjacent to the north of the site. Please see Appendix IV for a plan showing the surrounding designated sites.

A 15 m buffer should be maintained from the SBI, SSSI, and SAC where no built development is located. The designated sites will need to be maintained as dark areas to not impact the local wildlife utilising them. Natural England will need to be consulted due to the proximity of the SSSI and SAC.

In addition, to ensure the designated sites and canal are not negatively impacted by the development, all best practice guidance relating to pollution will be adhered to. This will include best practice use of refuelling machinery to avoid fuel spills. Site drainage will need to be considered to ensure that no highly silted or polluted run-off from the site workings will enter the ground. Best practice protection measures, as detailed within PPG5 Pollution Prevention Guidelines (2007), are to be put in place to protect the designated sites, ancient woodland, and watercourse.

The following control measures would be required during any ground works and during the construction phase to ensure there are no impacts on the watercourses and water table, and any wildlife utilising them:

- ✳ All operational plant will be kept well-maintained and should not enter/be stored within the buffer zone.
- ✳ Turning off plant when not in use.
- ✳ Dampening of the operational areas will be regularly undertaken during dry weather conditions to avoid dust. Dust management will be extended to cover the plant and operational areas and will be complied with throughout the period of development.
- ✳ Measures to prevent pollutants from entering ground and surface water are standard construction practice through the use of a bunded fuel storage and refuelling area at a discrete distance from the designated sites and canal. These measures should be underwritten by spill management equipment being kept on-site and capable of being effectively utilised by trained operatives to contain any accidental spillage within any part of the operational area.
- ✳ A Toolbox Talk should be completed by a qualified ecologist to ensure contractors are aware of the designated sites and canal and their ecological importance.
- ✳ No lighting is to be directed towards the watercourses to ensure wildlife is not deterred from using them.
- ✳ A 'Site Tidy' protocol is to be put in place on-site. All litter is to be appropriately controlled, whilst on-site materials are to be adequately stored overnight.
- ✳ All excavations will be battered at a 45-degree angle, or a ramp installed to allow escape should animals become trapped.

Site drainage will need to be considered and will be subject to the Environmental Agency's best practice guidelines to ensure that no highly silted or polluted runoff from the site workings will enter the designated sites and canal during and post-construction.



Measures will be taken throughout the construction phase to avoid dust pollution. Pollution prevention and control strategies will be adhered to at all times. Any dust incidents within proximity to the watercourses will be reported to the site manager and the Ecological Clerk of Works (ECoW). Dust control measures will include the following:

- ✦ Where possible, use a vacuum rather than a sweeping brush.
- ✦ Select the appropriate means of extraction/suppression.
- ✦ If anyone is asked to carry out dust-generating activities without suppression measures, the site team should be consulted for advice.
- ✦ Sealing and sheeting of stockpiles.
- ✦ Sheeting of vehicles transporting materials to and from the site.
- ✦ Limiting the speed of construction vehicles within the site to 10 mph to reduce dust trails.
- ✦ Surfacing, where practicable, of the site haul roads.
- ✦ Damping down using hoses and mobile bowzers.
- ✦ Carrying out visual monitoring at sensitive locations.
- ✦ Regular servicing of plant and equipment, including cleaning/replacement of air filters.

It is anticipated that the proposals will comprise a residential scheme. As such, to avoid potential visitor pressure on the surrounding designated sites, it is recommended that an advisory leaflet be produced and distributed to future building occupants, which will include a 'Responsible User Code' for visitors to the sites and details of alternative green spaces. Public open space should also be provided within the site boundary.

4.3. HABITATS

The site comprised habitats that were found to be widespread within the local area; however, they did contain value for wildlife such as common amphibians, bats, badgers, hedgehogs, otters, birds, reptiles, and invertebrates. The developed land; sealed surface, vacant or derelict land, and introduced shrub are of the lowest value for wildlife, with the scrub, individual trees, mixed woodland, and broadleaved woodland comprising the areas of the highest value.

4.3.1. SCRUB, INDIVIDUAL TREES, AND WOODLAND

It is recommended that, where possible, the scrub, mixed woodland, broadleaved woodland, and individual trees be retained and protected through development. Where trees require removal, they should be replaced as soon as practicable. Any replacement planting should endeavour to be on the same aspect as that to be lost.

It is recommended that the landscape planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species. Species deemed suitable for this development could include berry-bearing native species such as:

- ✦ Hawthorn.
- ✦ Rowan (*Sorbus aucuparia*).
- ✦ Holly.
- ✦ Whitebeam (*Sorbus aria*).
- ✦ Spindle (*Euonymus europaea*).
- ✦ Dog rose. (*Rosa canina*).
- ✦ Guelder rose (*Viburnum opulus*).
- ✦ Elder.



All planting should be from a trusted pest-free source and, where possible, be of local provenance.

Any trees, hedgerows or shrubs within the site or boundary, to be retained, are to be appropriately protected during the construction phase. Temporary protective demarcation fencing will be used to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until all works have been completed to ensure protection is provided throughout the construction phase.

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

4.4. PROTECTED AND NOTABLE SPECIES

4.4.1. COMMON AMPHIBIANS

The site may support common amphibians within the vacant or derelict land, introduced shrub, ruderal/ephemeral, modified grassland, scrub, broadleaved and mixed woodland, and the bases of individual trees. It is recommended that during the clearance phase of works, any common amphibians encountered be moved by hand, away from construction activities.

4.4.2. BATS

As the PRF-I trees (T002, G003a, G005a, G005b) are to be removed, they should be soft-felled under the supervision of an ecologist. The tree should be cut into sections and lowered to the ground, avoiding the potential roosting features. The tree should then be inspected on the ground for the presence of bats. If the features cannot be fully inspected on the ground, the tree should be left overnight, with the feature facing upwards, to allow any bats within the tree to escape prior to chipping the following day. If any of the PRF-I trees are removed, one bat box will need to be installed as part of the development to mitigate the loss of any potential roost features.

The on-site scrub, woodland edge, and individual trees provide foraging and commuting value for local bat species. Further surveys are required as significant areas of these habitats are to be removed, and these are detailed in Section 5.2.1.

To reduce the potential lighting impacts for bats, the following recommendations are advised for the lighting strategy:

- ✳ Lighting should be pre-fixed on any proposed buildings, to ensure impacts on sensitive areas such as the scrub, woodland edge, and individual trees are diminished.
- ✳ Warm white tones are preferable to blue-toned lights (3000k).
- ✳ LED lights are preferable as they produce minimal UV.
- ✳ To avoid light spill skyward, ensure lights face downward.
- ✳ Make use of vegetation to block light spill into dark areas.

Lighting should follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and The Institution of Lighting Professionals (ILP) (2023). "Bats and Artificial Lighting at Night. Guidance Note GN08/23".

It is recommended that any planting within the site be of native fruiting/flowering species in order to enhance the site for foraging bats post-completion. Bat boxes could be installed throughout the site post-construction to enhance the site for the species group.

4.4.3. BADGERS

No badger setts were located on-site during the survey. The habitats on site were identified as being suitable for the species. Badgers are highly mobile and can create new setts in a short period of time.



It is recommended that an updated site walkover at least two months prior to the development be carried out to identify any new badger setts.

If a new badger sett is located, a stand-off distance may be required, as well as Precautionary Working Methods. If the sett requires closure, a Natural England Badger Licence would be required. Please note that badger licences can only be obtained between July and November each year to avoid potential impact on pregnant females.

The following Precautionary Working Methods will be adhered to during the construction phase to ensure that no badgers within the local area are impacted by the proposed development:

- ✳ All site operatives will be inducted to the presence of the species and their working limits and legal responsibilities.
- ✳ If areas of vegetation are too dense to be fully inspected for signs of badger during the updated walkover, vegetation clearance will be undertaken in stages under the supervision of an ecologist to check for any potential badger setts.
- ✳ All site operatives will be inducted to identifying potential badger setts and should be vigilant if they suspect they locate a new sett during works and inform the project ecologist immediately.
- ✳ All excavations will be battered at a 45-degree angle, or ramps will be installed, to allow the escape should animals become trapped. Alternatively, excavations will be covered overnight.
- ✳ All site machinery and materials will be appropriately stored to avoid harm to the species, notably between July and November each year when extra care is needed to avoid potential impacts on pregnant females.

It is not anticipated that the development will have a significant negative impact on badgers within the local area.

4.4.4. OTTER

Rochdale Canal is anticipated to provide commuting and foraging opportunities for otters. The canal bank and on-site woodland are not anticipated to provide holt building opportunities; however, the woodland could not be entirely assessed. The recommended 15 m buffer from the Rochdale Canal SSSI and SAC should protect any otter that may be present within the watercourse. On a precautionary basis, the following PWMs should be adhered to for all works on-site to ensure that no otters within the local area are impacted by the proposed development:

- ✳ All site personnel are to be inducted through the use of a Toolbox Talk on the presence of otters, their legal protection and working limits.
- ✳ No artificial lighting will be installed, both during the works period and following on from the completion of the project, to ensure the canal is maintained as a dark area for otters.
- ✳ Any temporarily exposed open pipe system should be capped in such a way as to prevent otters gaining access, as this may happen when contractors are off-site.
- ✳ As otters are naturally inquisitive, any excavations that are left overnight will include a ramp of 45° or less on one face to allow otter and other wildlife to climb out should they fall into the excavation.
- ✳ Commuting otters may lie-up in stacked pipes or beneath pallets. These features should be inspected daily before the start of work.

In the unlikely event that any otter or otter holts are identified during works, all works will cease until a Natural England Licence has been obtained.



4.4.5. HEDGEHOGS

The site was assessed as providing suitable refuge, foraging and hibernation opportunities for hedgehogs within the vacant or derelict land, introduced shrub, modified grassland, scrub, broadleaved and mixed woodland, and bases of individual trees. Where vegetation requires removal, it should be checked for the presence of hedgehogs prior to removal. If any vegetation is too dense to be fully inspected, it should be strimmed to 50 cm and checked for hedgehog before being cleared to ground level. If trees are removed, their bases should be checked prior to removal for sheltering hedgehogs. It is recommended that any clearance takes place outside of December-March (inclusive) to avoid impacting hibernating hedgehogs.

Post-development, a series of hedgehog houses could be installed throughout the site to enhance the site's value for the species.

4.4.6. BREEDING BIRDS

The site was assessed as having value for common bird species within the introduced shrub, scrub, individual trees, and broadleaved and mixed woodland.

Where vegetation requires removal, the works should be carried out outside of nesting bird season. Breeding bird season occurs between March and September (inclusive). If this is not possible, a suitably qualified ecologist should inspect the area no more than 48 hours prior to the removal. Should any nests, or nests in construction, be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable standoff and provide a toolbox talk to all site contractors regarding their working limits and legal implications.

Post-development, bird boxes could be installed on retained mature trees to enhance the site's value for the species group.

4.4.7. REPTILES

The site was assessed as having potential for a small number of reptiles, within the scrub and woodland edge. Where clearance is required, it is recommended that the following Precautionary Working Methods:

- ✿ All site contractors are to be inducted as to the potential presence of the species group, their legal responsibilities and working limits, by a suitably qualified, experienced ecologist.
- ✿ Any suitable vegetation to be removed will be checked by an ecologist for the presence of reptiles, and once deemed free, the area will be turfed with a toothed bucket. If any vegetation is too dense to be inspected, it will be strimmed to a length of approximately 150 mm under the supervision of the ecologist.
- ✿ It will be checked by an ecologist for the presence of reptiles, and once the area is deemed free, the area will be turfed with a toothed bucket.
- ✿ During works, the site should be kept tidy of debris and material, and any vegetation within the working areas should be maintained below 50 mm in height to discourage amphibians and reptiles from re-entering these areas.
- ✿ If a reptile is identified, work should cease, and the project ecologist should be contacted immediately to capture the individual.

4.4.8. NOTABLE INVERTEBRATES

Records of the cinnabar moth were identified within 1 km of the site. Ragwort, which supports the cinnabar larva, was present within the vacant or derelict land on-site. Any common ragwort which is being utilised by cinnabar moth should be removed by hand away from construction activities. In addition, it is recommended that pollinator-friendly flora planting should be introduced into the



development by including wildflower plants and shrubs, as well as flowering trees. In particular, it is recommended that ragwort be introduced.

4.4.9. INVASIVE PLANT SPECIES

Himalayan balsam and Japanese knotweed were identified during the site walkover. As such, it is recommended, prior to the development, that these species should be eradicated following the most current guidance set out by the Environment Agency by a qualified contractor.



5. FURTHER SURVEYS

5.1. FURTHER REQUIREMENTS TO INFORM A PLANNING APPLICATION

5.1.1. RIVER CONDITION ASSESSMENT

The Rochdale Canal is situated adjacent to the north of the site, which will need to be accounted for within the biodiversity metric. As such, a River Condition Assessment will need to be undertaken on site by a trained and accredited surveyor. This can be undertaken at any time of year.

5.1.2. HABITAT REGULATIONS ASSESSMENT

A Habitat Regulations Assessment (HRA) screening assessment will be required to assess whether the proposed development will have any 'likely significant effects' on Rochdale Canal SAC. This will need to be informed by an ecological air quality assessment.

5.1.3. BATS

Due to the dense vegetation and steep banks within the woodland along the west of the site, several trees could not be assessed for their bat roosting potential. As such, it is recommended that, once plans have been finalised, an updated Preliminary Roost Assessment is undertaken on any trees proposed for removal. Ideally, within the winter months, when the vegetation has died back to allow better access to the woodland understory.

The scrub, woodland edge, and individual trees on site were assessed as having 'Low' value for foraging and commuting bats. As large areas of these habitats on site are to be removed, Bat Activity Surveys will be required, as per Collins (2023).

One Night-time Bat Walkover (NBW) survey visit per season (spring- April/May, summer- June/July/August, autumn- September/October) will be required, with automatic/static bat detector surveys also undertaken for a minimum of five consecutive nights per month (April-October) in appropriate (or best available) weather conditions for bats. Further surveys may be required if any activity of interest is revealed that requires further observation on-site. The results of the activity surveys will inform any mitigation required.



5.2. TABLE OF FURTHER SURVEYS

Please refer to Table 5.1 for a summary of further surveys which will be required to inform a planning application, dependent on the proposals.

Table 5.1 Recommended Further Surveys

SURVEY TYPE	TIMESCALES
Further Requirements to Inform a Planning Application	
River Condition Assessment	Any time of year
Habitat Regulations Assessment	Any time of year
Updated Preliminary Roost Assessment on Woodland Trees Proposed for Removal	Any time of year
Night-time Bat Walkover and Static Detector Surveys	April – October (inclusive).



6. BIODIVERSITY NET GAIN

The scheme will be required to achieve a 10% net gain in biodiversity. Full details of this and a calculation of net gain could be finalised after detailed landscape plans have been prepared. It is recommended that an ecologist be consulted during the design stage to ensure, where possible, that biodiversity net gain can be achieved. If this is not feasible on-site, a conservation offset payment or off-site compensation may be required. The following habitat measures will increase the on-site biodiversity:

- ✿ Retaining and enhancing the bramble scrub.
- ✿ Retaining and enhancing the mixed scrub.
- ✿ Retaining the individual trees.
- ✿ Retaining and enhancing the mixed and broadleaved woodland.
- ✿ 10 m vegetated buffer from the Rochdale Canal.
- ✿ Native scrub planting.
- ✿ Native tree planting.
- ✿ Wildflower meadow creation.
- ✿ Native woodland planting.

Habitat measures should be provided within areas of open space or designated wildlife zones. A 30-year management plan should be produced to ensure biodiversity is secured on-site.

Rochdale Canal is situated along the northern site boundary, which will need to be accounted for within the biodiversity metric. As such, a River Condition Assessment will need to be undertaken on site by a trained and accredited surveyor. This can be undertaken at any time of year.



7. REFERENCES

- ✦ Bat Conservation Trust (2023). Bats and Artificial Lighting at Night Guidance Note 8.
- ✦ Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal.
- ✦ CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.
- ✦ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- ✦ E3P (2026). Statutory Biodiversity Metric Report – Greenfield Lane, Rochdale (Report reference: 83-24-R2).
- ✦ E3P (2026). Arboricultural Impact Assessment – Greenfield Lane, Rochdale (Report reference: 70-078).
- ✦ Environment Alliance (2007). PPG5: Pollution Prevention Guidelines; Works and Maintenance In or Near Water; PPG5.
- ✦ Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- ✦ The Institution of Lighting Professionals (ILP) (2023). Bats and Artificial Lighting at Night. Guidance Note GN08/23.
- ✦ Natural England Joint Publication JP029 (2019). The Biodiversity Metric 2.0. Auditing and Accounting for Biodiversity, User Guide, Beta Version.
- ✦ Stace, C. A. (2019). New Flora of the British Isles. Fourth Edition. Cambridge University Press.
- ✦ UKHab (2023) UK Habitat Classification Version 2.0
- ✦ Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

END OF REPORT

Appendix I: Limitations





GENERAL

This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as present in Section 1) under the E3P "Terms of Business" or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.

Project-specific appointment documents may be agreed upon at our discretion, and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.

The scope of this report is limited to the observations made on the date of the visit to the site. While all efforts have been made to ensure the accuracy of the report, factors outside of our control may affect observations made on a future date.

Appendix II: UKHAB Habitat Plan





Key:

- Red line boundary
- Individual tree
- PRF-I tree
- Rochdale Canal
- Himalayan balsam area
- Himalayan balsam
- Japanese knotweed
- Developed land; sealed surface
- Buildings
- Vacant or derelict land
- Introduced shrub
- Ruderal/ephemeral
- Modified grassland
- Bramble scrub
- Mixed scrub
- Other woodland; broadleaved
- Other woodland; mixed

Notes

Issue: 1	Revision: 1	Date: 13/07/2026	Drawn: BH	Authorised: CK
Client: M.C.I. Developments Ltd			Job No. 83-024	Date: 13/07/2026
			Drawing No. 83-024-001	Scale: 1:1000 @ A4
Job title: Greenfield Lane, Rochdale			Drawing title: UKHab Habitat Plan	



Environmental Engineering Partnership Ltd
Manchester Office:
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not intend any copying, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any circumstances being made. In the event that such written permission is not obtained in advance of the circumstances being made, E3P Ltd shall not be liable for any copyright or other losses occurring as a result of the unauthorised copying, design or intellectual property.

Appendix III: Bat Potential Descriptions





BUILDING/TREE REFERENCE	DESCRIPTION	PHOTOGRAPHIC RECORD
B1	Building 1 (B1) comprised a disused brick substation within the east of the site. The internal and external walls consisted of red brick and mortar. The walls were found to be well-sealed, with no suitability to support roosting bats. A large gap in the brickwork was present on the northern aspect, nevertheless, due to the lack of features, B1 is not anticipated to support bats internally. The building had a corrugated metal roof. Several holes were present in the roof, which could act as access points; however, no features were identified which could support roosting bats. Subsequently, B1 was assessed as having Negligible bat roosting potential.	
T002 (shunts.scar.adjust)	Tree 002 (T002) comprised a wild cherry tree within the eastern aspect of the site. A snapped branch was present on the south eastern aspect at approximately 1.5 m. This feature is anticipated to support opportunistic roosting bats on an occasional basis due to its exposure to fluctuating temperatures. Therefore, the tree was assessed as having PRF-I bat roosting potential.	



BUILDING/TREE REFERENCE	DESCRIPTION	PHOTOGRAPHIC RECORD
G003a (flats.images.dollar)	A tree within G003 (G003a) was a common laburnum which was located within woodland along the southern site boundary. Ivy was present on all aspects of the tree. The ivy is likely to support opportunistic roosting bats on an occasional basis due to gaps between the tree and ivy stems. Additionally, the ivy may conceal potential roost features within T2. Therefore, G003a was assessed as having PRF-I bat roosting potential.	
G005a (honest.smug.surely)	A tree within G005 (G005a) comprised a sycamore within the woodland along the west of the site. Ivy was present on all aspects of the tree. The ivy is likely to support opportunistic roosting bats on an occasional basis due to gaps between the tree and ivy stems. Additionally, the ivy may conceal potential roost features within G005a. Therefore, the tree was assessed as having PRF-I bat roosting potential.	



BUILDING/TREE REFERENCE	DESCRIPTION	PHOTOGRAPHIC RECORD
G005b (stress.stored.sport)	A tree within G005 (G005b) was an alder tree within the woodland along the west of the site. A small knothole was present within a branch on the southern aspect at approximately 4 m. This feature was within a small limb, as such, this feature is anticipated to support opportunistic roosting bats on an occasional basis due to its exposure to fluctuating temperatures. Therefore, the tree was assessed as having PRF-I bat roosting potential.	

Appendix IV: Designated Sites Plan





Key:

-  Red line boundary
-  Rochdale Canal SSSI and SAC
-  Rochdale Canal, Scowcroft Farm
– Warland SBI

Notes

Issue: 1	Revision: 1	Date: 01/06/2026	Drawn: BH	Authorised: CK
Client: M.C.I. Developments Ltd			Job No. 83-024	Date: 01/06/2026
			Drawing No. 83-024-002	Scale: 1:1000 @ A4
Job title: Greenfield Lane, Rochdale			Drawing title: Designated Sites Plan	



Environmental Engineering Partnership Ltd
Manchester Office
Taylor Road, Urmston M41 7JQ
Tel: 0161 707 9612
Email: info@e3p.co.uk
Website: www.e3p.co.uk

The client must not extend any copyright, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any circumstances being made. In the event that such written permission is not obtained in advance of the circumstances being made, E3P Ltd shall not be liable for any copyright and/or losses occurring as a result of the copyright, design or intellectual property.

0 20 40 60 80 m