

MCI DEVELOPMENTS LIMITED

15 Beecham Court
Wigan
WN3 6PR

Date: 30th July 2026
Reference: 83-024-L1

FLOATING WATER PLANTAIN SURVEY GREENFIELD LANE, ROCHDALE

BACKGROUND

E3P were instructed by MCI Developments Limited to produce a Letter Statement detailing the results of a floating water plantain (*Luronium natans*) survey of the Rochdale Canal located adjacent to Greenfield Lane, Rochdale, hereafter referred to as 'the site'.

A Preliminary Ecological Appraisal was undertaken by E3P in May 2026 (report reference: 83-024-R1). During the desk study, it was identified that the Rochdale Canal Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Site of Biological Interest (SBI), which is designated for floating water-plantain, borders the northern boundary of the site.

It was recommended that floating water plantain surveys be undertaken to assess the distribution of the plant along the length of the canal adjacent to the site, and to determine whether the proposed development will have any impacts. Such potential impacts included shading, handling of contaminated ground and pollution runoff into the canal.

FLOATING WATER PLANTAIN SURVEY

The Floating Water Plantain Survey was undertaken on 29th June 2026 by Huw Morgan BSc (Hons), CEnv, MEnvSc, MCIEEM, Associate Director at E3P. Huw has ten years of experience undertaking botanical surveys and holds a Level 4 Field Identification Skills Certificate (FISC).

The survey followed guidance set out in *Monitoring the Floating Water-plantain* (Willby N, Eaton J & Clark S, 2003), in which the length of the canal was surveyed from the canal tow-path, making continuous observations of the vegetation within the canal to determine the presence and distribution of floating water plantain. The survey was aided by the use of binoculars and a long-zoom camera to check the vegetation on the opposite side of the canal to the tow-path. The weather conditions during the survey were sunny and bright, with light winds.

The survey area covered the stretch of the Rochdale Canal running adjacent to the site between Milkstone Road Bridge, located approximately 175 m north-east of the site and Dicken Green Lane Road Bridge, located approximately 390 m west of the site. Please see Appendix I for the Survey Extent.



RESULTS

A summary and photographs of the first survey are detailed in Table 1 below.

Table 1 Survey Photographs		
PHOTO	DESCRIPTION	PHOTOGRAPH
P1	Showing Milkstone Road Bridge at the north-eastern extent of the survey area.	
P2	Showing Rochdale Canal to the north-east of the site boundary.	



PHOTO	DESCRIPTION	PHOTOGRAPH
P3	Showing Rochdale Canal, adjacent to the site boundary.	
P4	Showing Rochdale Canal to the west of the site.	

Overall, the stretch of the Rochdale Canal within the survey area was found to be clear of floating or submerged aquatic vegetation. It was noted that the stretch of canal along the surveyed area was heavily shaded, due to the presence of mature trees and woodland along both banks of the canal. Therefore, it was considered that this stretch of canal was unsuitable for floating water plantain, due to the limited sections of the canal that would be subject to high levels of sunlight, which would allow floating water plantain to thrive. This was further evidenced by the lack of floating or submerged aquatic vegetation of common plant species along the stretch of the canal.



CONCLUSIONS AND RECOMMENDATIONS

Floating water plantain was not recorded within the survey area during the survey, and it is considered that this section of the Rochdale Canal is unsuitable for the species.

Due to the likelihood of floating water plantain being present in larger quantities up and down the canal from the site, it is recommended that the pollution prevention measures detailed within the Preliminary Ecological Appraisal (report reference: 83-024-R1) and the Habitat Regulations Assessment (report reference: 83-024-R3) are followed.

Yours sincerely,
For and on behalf of E3P Ltd

Huw Morgan
Associate Director

APPENDIX I FLOATING WATER PLANTAIN SURVEY EXTENT

Key:



Red line boundary



Extent of survey

Notes

Issue: 1	Revision: 1	Date: 30/07/2026	Drawn: LS2	Authorised: HM
Client: MCI Developments			Job No. 83-024	Date: 30/07/2026
			Drawing No. 83-024-006	Scale: 1:2700 @ A4
Job title: Greenfield Lane, Rochdale			Drawing title: Floating Water Plantain Survey Extent	



e3p

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

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