

Landscape Strategy

Residential Development at Land at Birchinley
Manor, Wildhouse Lane, Milnrow, Rochdale

Prepared by PGLA Landscape Architects
on behalf of Mr Keighley

Final Strategy Booklet P3 | APRIL 2026

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The layout has been designed by integrating the sites existing features giving structure to the site providing enhanced landscape and visual mitigation. Consideration to the Local Landscape Character, the sites opportunities and constraints and relationship with wider green infrastructure and ecological networks have also influenced the layout. The aim has been to put the environment and people first as part of the landscape design process while finding the balance between space and the building and respecting the sites topography, landscape and ecological character and context of the site.

The key components of the Masterplan are:

- 1 Proposed new house
- 2 Access be taken from existing lane, Birchinley Manor.
- 3 Existing woodland and scrub retained.
- 4 Ecological pond and reed bed filtration.
- 5 Areas of new native woodland planting.
- 6 Retained trees where appropriate, invasive species removed maintained in line with ecologist guidance.
- 7 New native tree and shrub planting throughout the Site.
- 8 Enhanced boundary treatments.
- 9 Retained PRow through the Site
- 10 Dry stone wall in state of disrepair to be retained for ecological benefits and provide wildlife habitats
- 11 Small areas of woodland to increase biodiversity value and reinforce landscape character
- 12 Mixed native hedgerow interspersed with native trees reinstated along the boundaries





High quality development that works with the existing landscape features complimenting the topography, retained vegetation and the existing settlement and landscape character.

Vegetable / productive growing area.

Driveway using Grasscrete or similar approved to provide a permeable surface as well as aesthetically softening the hard surface.

Combination of paving type, to be permeable (to reflect the drainage strategy / SuDS scheme) and natural or similar approved.

Mixed native hedgerows to contain garden area and provide a level of screening and extend wildlife corridors. Shrub planting around the development will be both native and ornamental with grasses and pollinators to further enhance biodiversity levels.

Grassland areas to be overseeded with a suitable wildflower and meadow mix, mown paths can be introduced through the grasslands.

Existing PRoW to be retained.

Ecological pond with reed bed filtration

Part of the driveway to be a resin bound material, which offers a permeable surfacing and in a shade to compliment the building and surrounding landscape.

Native tree planting to screen and soften the built form and introduce new habitats to Site and provide enhancements for biodiversity.

Development located adjacent to the existing settlement which will reduce the impact on the landscape and visual amenity.



Planting

Invasive species and poorly maintained vegetation to be removed. This allow for the introduction of new more appropriate native trees and suitable under-story vegetation. The species aim to retain and enhance the Local Biodiversity Action Plan priority habitats.

Suggested new species to create more diversity and a healthy understorey include:

- *Corylus avellana*
- *Carpinus betulus*
- *Crataegus monogyn*
- *Quercus robur*
- *Alnus glutinosa*
- *Aesculus hippocastanum*
- *Salix* sp.
- *Sorbus aucuparia*

Areas of scrub to be retained for wildlife habitats along with introducing habitat and log piles along with brash bundles. These will offer valuable refuge habitats or wildlife.

An ecological pond will be introduced to further increase the habitats on site and will be planted with appropriate wetland tree and marginal planting. There will also be the opportunity to introduce viewing platforms / jetty area around the pond. Reeds will be introduced to provide water filtration.

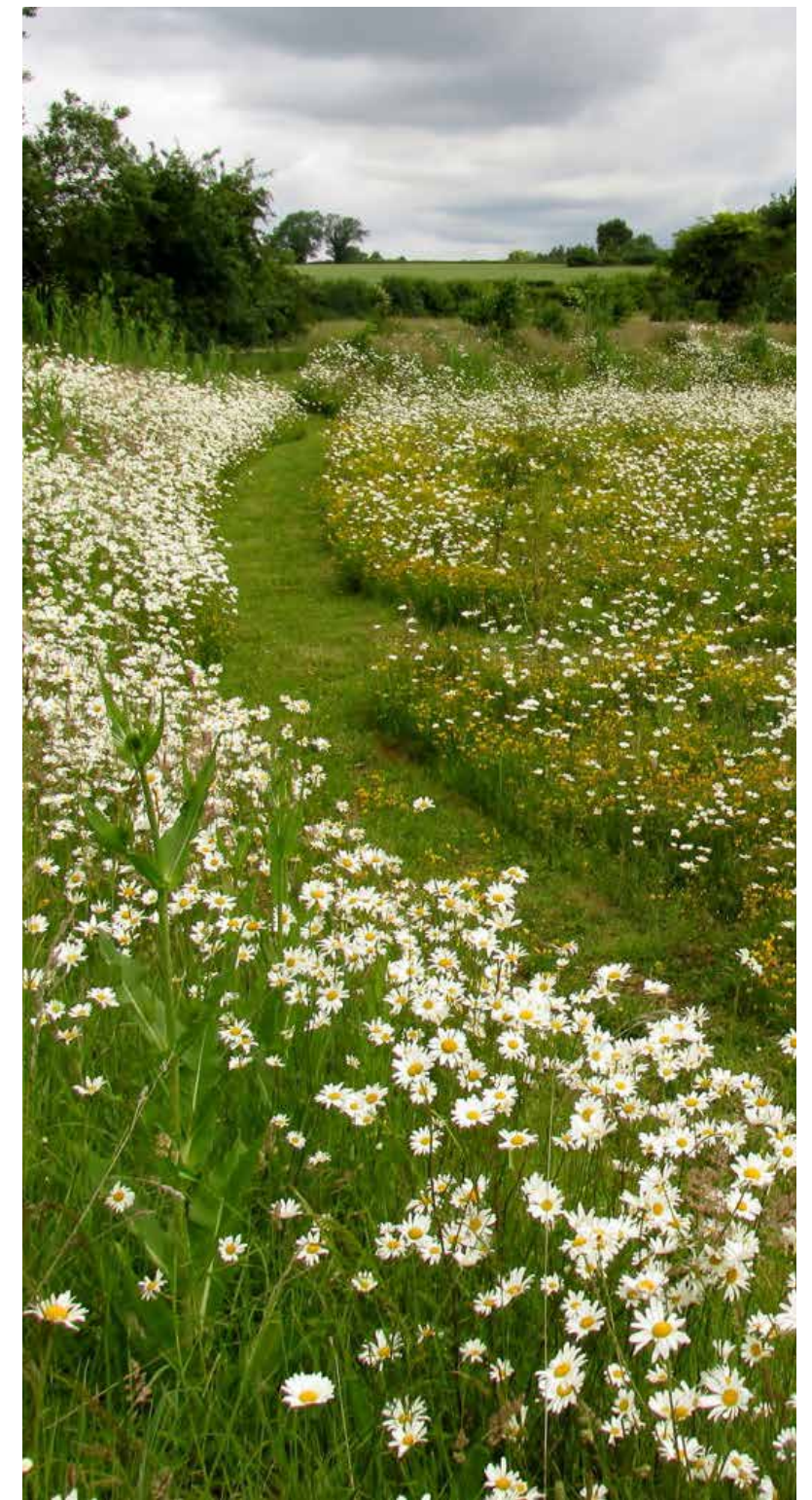
Native and ornamental shrub planting to be introduced, mainly around the proposed house, which will include grasses and pollinators.

Small groups of native woodland to enhance biodiversity levels and re-enforce landscape character

Large areas of grassland will be retained as existing but overseeded with a suitable wildflower grass mix to improve the landscape condition.

All species and habitats to follow the ecologists recommendations.







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