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- Habitat survey
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Date: 28th August 2026

Dear Zach Thorp,

Re: BNG Assessment: 679 Manchester Road, Rochdale.

PENNINE ecological have been commissioned to review the site in relation to Biodiversity Net Gain (BNG) and provide a reasoned statement as to why this site is exempt from BNG.

This is following comments from The Planning Inspector who said, *"From the evidence before me I cannot be satisfied that the fence could be installed without resulting in the loss or degradation of an existing linear habitat."*

The fence will sit along the back edge (i.e. car park side) of the main hedge running down west side of the site. The hedge will not be removed and will be used as additional boundary security for the site. To construct the 19m length of fence, new wooden posts are going to be stalled along the line. This is expected to be 8 posts which are 150mmx150mm. The posts will be installed using hand tools to minimise impact on root zones. However the key point is that the installation of eight posts will not result in the loss of hedgerow or deterioration in health of the hedgerow.

In summary, all existing hedgerows on site will be retained and the health of all hedgerows is not anticipated to be impacted by the fence installation.

Subsequently, this application would be exempt on the following grounds:

- **Development subject to the de minimis exemption.** Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows

There are no further surveys or assessments required in relation to BNG.

If you require clarification on any issue, please contact me at the above address.

Yours faithfully

Patrick Leatham

Patrick Leatham BSc (Hons), MCIEEM