



Fletcher Fold, Bury

Ecological Assessment Report

Prepared For: Acron Housing Association

Document Reference: 10188.002

Date: May 2024

Version: 2.0

TEP

401 Faraday Street,

Birchwood Park,

Warrington,

WA3 6GA

Tel: 01925 844004

Email: tep@tep.uk.com

Project Name:	Fletcher Fold
Location:	Bury, Greater Manchester, BL9 9RX
Document Title:	Ecological Impact Assessment (EclA)
Client:	Acron Housing Association
Year of Surveys:	2023, 2024
Prepared by:	The Environment Partnership Ltd
Office:	Warrington
Document Ref:	10188.002

Document history and status:

Version	Date	Description of Issue	Author	Checked	Approved
1.0	01/2024	First Issue	CW	BW	AE
2.0	05/2024	Updated following change to RLB	CC	BW	PJB

The Environment Partnership Ltd is a private limited company registered in England. Registered number 7745159. Registered office: 401 Faraday Street, Birchwood Park, Warrington, WA3 6GA.

© Copyright 2023 2024 The Environment Partnership Ltd. All Rights Reserved.

This document has been prepared by The Environment Partnership Ltd ("TEP") for sole use of our Client in accordance with the provisions of the contract between TEP and the Client. No third party may use or rely upon this document or its content. TEP accepts no liability or responsibility for any such use or reliance thereon by any third party.



TEP is a is a Registered Practice of the Chartered Institute of Ecology and Environmental Management. The content of this document has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and is compliant with British Standard BS42020:2013 Biodiversity Code of Practice for Planning and Development.

The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

Executive Summary

Introduction	The site is located within Bury, Greater Manchester (BL9 9RX). It predominantly comprises bare ground with ephemeral/short perennial, with areas of semi-natural broad-leaved woodland, species-poor modified neutral grassland, dense and scattered scrub and scattered trees are also present.
Surveys Undertaken	A phase 1 habitat survey, badger survey, Habitat Suitability Index Assessment (HSI) and ground level tree assessment was undertaken in October 2023 and April 2024. A great crested newt environmental DNA (eDNA) survey was also undertaken in April 2024, which found GCN to be likely absent from the waterbodies within 250m of the site. GCN are therefore unlikely to be present within the site.
Key Constraints	The site generally comprises of habitat of low ecological value (bare ground with ephemeral/short perennial, species-poor modified neutral grassland). Habitats of higher ecological value within and adjacent to the site include woodland, scrub and scattered trees. There is potential for amphibians, badgers, bats, nesting birds, invertebrates and hedgehog to be present within or in close vicinity to the site.
Implications	Implications with regards to the proposed development include: ▶ The potential removal/impact on habitats of ecological value including woodland, scrub and scattered trees. While the majority of woodland habitat and trees on site will be retained within the development proposals, areas of scrub habitat will be lost. The proposed planting plan will go some way towards mitigating for these losses. A BNG Assessment is being prepared separately to assess the biodiversity losses and gains at the site. ▶ Potential for harm, death or disturbance as well as habitat disturbance and/or removal on a range of protected and notable species including amphibians, badgers, bats, birds, invertebrates, and hedgehog.
Avoidance / Mitigation	The following recommendations are made to ensure that delivery of the project remains compliant with relevant legislation and policy: ▶ Production of, and adherence to a contractors Construction Environmental Management Plan (CEMP) including habitat protection and control measures such as surface waters, dust and airborne debris management as well as woodland, and tree protection in accordance with BS5387:2012. ▶ Pre-commencement surveys for badger, bats and breeding birds prior to any proposed works. ▶ A Precautionary Working Method Statement (PWMS) should be produced to ensure no harm or injury occurs to protected/priority species during construction ▶ A Sensitive Lighting Strategy for nocturnal and crepuscular species will also be required.

Compensation / Enhancement

Ecological Enhancements at the site could include:

- ▶ Bird and Bat boxes on suitable retained trees within the site.
- ▶ Installation of hedgehog boxes and gaps within fences.
- ▶ Brash pile creation.
- ▶ Creation of a small pond within the wildlife areas.

This Executive Summary is not a substitute for the full report. Refer to the full text of this report for further detail.

Contents

Page

1.0	INTRODUCTION	1
	Proposals.....	2
	Planning Context	2
	Scope	3
2.0	METHODS.....	5
	Desk Study	5
	Habitats and Flora	7
	Fauna	8
	Ecological Assessment Process	12
	Assumptions	13
3.0	RESULTS	14
	Planning Context	14
	Designated Sites.....	14
	Habitats and Flora	15
	Fauna	21
4.0	ASSESSMENT OF POTENTIAL IMPACTS	30
	Wildlife Sites	30
	Habitats and Flora	30
	Fauna	32
5.0	MITIGATION AND ENHANCEMENT	36
	Habitats and Flora	36
	Fauna	37
6.0	CONCLUSIONS	44

Figures

Figure 1: Site location.....	2
Figure 2: Species-poor modified neutral grassland	17

Figure 3: Scrub habitat in the west of the site	18
Figure 4: Ephemeral/short perennial habitat	19
Figure 5.: Woodland and scrub habitat in the south-east of the site.....	20

Tables

Table 1: Categorisation of suitability of tree PRFs for roosting bats	9
Table 2: Pond habitat suitability index scoring.....	10
Table 3: Summary of key habitat features with the site	16
Table 4: Trees with suitability for roosting bats on site	24

Annexes

Annex A: Development Proposals

Annex B: Target Notes

Drawings

Phase 1 Habitat Survey - TEP Ref: G10188.007A

Site Layout Plan - Pozzoni Ref: 6071-POZ-XX-ZZ-DR-A-1200 Rev P06, March 2024

Planting Plan – TEP Ref: D10188.201

1.0 Introduction

- 1.1 The Environment Partnership (TEP) was commissioned by Arcon Housing Association (Bolton at Home) in October 2023 to undertake an Ecological Impact Assessment (EclA) to support of a planning application for residential development at Fletcher Fold Road, Bury, (hereafter referred to as 'the site').
- 1.2 An Ecological Desk Study has been produced to support this EclA, reported under separate cover (TEP Ref: 10188.001). This is provided in Appendix A. This EclA report should read in conjunction with the Desk Study.
- 1.3 This EclA report includes details of the methods employed and any limitations of the surveys undertaken. Results are provided with supporting maps, together with an evaluation of the ecological features within the Site, an assessment of the potential impacts associated with the development proposals and requirements for mitigation. The assessment has been undertaken with due consideration for current best practice guidelines (CIEEM 2017a¹, 2018²).

Site Location

- 1.4 The site is located off Fletcher Fold Road to the south of Bury, Greater Manchester. The location of the site is depicted by the red line shown in Figure 1. The site is 0.9ha in size and an approximate central grid reference of the site is SD 80627 08682.
- 1.5 The site is set within a residential area with a lake to the south, River Roch and playing fields to the east, residential houses to the north and west with the A56 Manchester Road and industrial units also present to the west.

¹ CIEEM (2017a) Guidelines for Ecological Report Writing, 2nd Edition. Chartered Institute of Ecology & Environmental Management

² CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester



Figure 1: Site location

Proposals

- 1.6 The proposals for the site include the construction of an apartment complex, four bungalows and associated landscaping and infrastructure. These are shown on the Site Layout Plan (Pozzoni Drawing Ref: 6071-POZ-XX-ZZ-DR-A-1200 Rev P06, March 2024).

Planning Context

- 1.7 Relevant information regarding local planning policy is provided in the Ecological Desk Study (TEP Ref 10188.001).
- 1.8 The following policies within the Bury Unitary Development Plan are of relevance to ecology and biodiversity:

- Policy EN6 - Conservation of the Natural Environment;

- Policy EN8 - Woodland and Trees;
- Policy EN9 - Landscape and
- Policy EN10 - Environmental Improvement.

1.9 The following policies within the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (adopted 21st March 2024) are of relevance to ecology and biodiversity:

- Policy JP-G 1: Valuing important Landscapes
- Policy JP-G 2: Green Infrastructure Network
- Policy JP-G 3: River Valleys and Waterways
- Policy JP-G 4: Lowland Wetlands and Mosslands
- Policy JP-G 5: Uplands
- Policy JP-G 6: Urban Green Space
- Policy JP-G 7: Trees and Woodland
- Policy JP-G 8: Standards for Greener Spaces
- Policy JP-G 9: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-G 10: The Green Belt

1.10 Under the National Planning Policy Framework 2023³ (NPPF), opportunities to achieve biodiversity net gain within developments should be pursued.

Scope

1.11 This ecological assessment considers potential ecological effects upon any notable habitats or species which may be present or adjacent to the Site.

1.12 This report provides baseline information on the habitats and protected species present within the Site, gathered in October 2023 and April 2024, including the following;

- Desktop study;

³ National Planning Policy Framework (2023). Department for Levelling Up, Housing and Communities.
<https://www.gov.uk/government/publications/national-planning-policy-framework-2>

- Extended Phase 1 habitat survey;
- Preliminary ground-based tree assessment for bats;
- Habitat suitability index (HSI) assessment for great crested newts *Triturus cristatus* (GCN); and,
- Badger *Meles meles* survey

1.13 This report presents the findings of the EclA, the objectives of which are to:

- Detail the methods and results of the aforementioned surveys;
- Identify features of ecological value within the site, such as legally protected species or habitats of importance to biodiversity;
- Identify any non-native invasive species within the Site and provide advice regarding removal or management;
- Advise on avoidance or mitigation requirements that may be needed prior to development commencing; and
- Provide outline recommendations for biodiversity enhancement within site proposals in accordance with the National Planning Policy Framework (NPPF).

2.0 Methods

Desk Study

- 2.1 In line with current best practice (CIEEM, 2016⁴, 2017b⁵), information regarding designated sites, notable habitats, and existing protected and notable species records of the past decade, within a 2km minimum radius of the site was collated and reviewed to inform this ecological assessment. Further detail regarding ecological zones of influence (EZOI) applied for different ecological features and the sources of information included are presented in the Ecological Desk Study (TEP Ref 10188.001).
- 2.2 In brief, key data sources included Natural England (open source data), Environment Agency (open source data); Greater Manchester Ecology Unit Record Centre (GMEU), Bury Metropolitan Borough Council, Bury Local Plan Policies Map and Greater Manchester Biodiversity Action Plan.
- 2.3 A review of previous surveys and reports relating to the site carried out by TEP in 2021, was also undertaken, which included:
 - 8604.003 Preliminary Ecological Assessment (PEA), and
 - 8604.002 Reasonable Avoidance Measures Method Statement
- 2.4 A search for Statutory designated wildlife sites as follows (EZOI applied for each is indicated in brackets):
 - Ramsar sites (10km);
 - National Sites Network (10km), includes Special Areas of Conservation (SAC) and Special Protection Areas (SPA);
 - Site of Special Scientific Interest (SSSI) (5km);
 - National Nature Reserve (NNR) (5km); and
 - Marine Nature Reserve (MNR) (5km);
 - Local Nature Reserves (LNR) (2km).

⁴ CIEEM (2016) Guidelines for Accessing and Using Biodiversity Data. Chartered Institute of Ecology & Environmental Management

⁵ CIEEM (2017b) Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology & Environmental Management

- 2.5 Non-statutory designated wildlife sites were searched for within 2km of the Site, such as Sites of Biological Importance (SBIs).
- 2.6 The assessment of sites of geological importance do not fall within the scope of this EclA and are not discussed further.
- 2.7 Notable habitats were searched for within 0.5km of the Site. Notable habitats may include those listed under any of the following:
- Ancient woodland;
 - Main rivers;
 - Habitats of principal importance (HPI) as listed by the requirements of Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006⁶; and
 - Local Biodiversity Action Plan Habitats (LBAP).
- 2.8 Pre-existing records for notable species were reviewed from the combined data sources, where found from within approximately 2km of the Site. Notable species include those listed under any of the following:
- Protected animal species under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (EPS);
 - Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
 - Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
 - Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
 - Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
 - Invasive non-native species under the Invasive Alien Species (Enforcement and Permitting) Order 2019 (IAS);
 - Species of principal importance (SPI) as listed by the requirements of S41 of NERC;

⁶ Section 41 of the Natural Environment and Rural Communities Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

- Protection of Badgers Act 1992 (PBA);
- Red and Amber listed Birds of Conservation Concern (BRd/BAm); and
- Greater Manchester Biodiversity Action Plan Species (GMBAP).

Limitations

- 2.9 Species records can provide a useful indication of the species present within the search area, although the absence of a given species from the dataset cannot be taken to represent actual absence.

Habitats and Flora

Habitat Survey

- 2.10 An extended Phase 1 habitat survey of the site was completed by experienced ecologists on the 19th October 2023. The lead surveyor held a Field Skills Identification Certificate (FISC) Level 4 and a level 1 bat licence. An updated survey of the cleared woodland area and additional habitat parcels incorporated within the site following a change in red line boundary (RLB) was undertaken on 22nd April 2024.
- 2.11 Both surveys were carried out in accordance with the Phase 1 habitat assessment methods (JNCC, 2010), UK Habitat Classification (UKHab) assessment method and Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017b). The method records the habitat types present, within the survey route, based on the JNCC and UKHab descriptions. Plant species were identified in accordance with the New Flora of the British Isles (Stace, 2019⁷) and recorded as target notes using the DAFOR⁸ scale, where relevant.
- 2.12 Habitats are displayed on Drawing G10188.007A Phase 1 Habitat Survey.

⁷ Clive Stace (2019) New Flora of the British Isles

⁸ DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

Limitations

- 2.13 Any ecological survey represents a snapshot of ecological conditions at the time of survey; ecological conditions may change over time. Efforts to identify dominant plant species for the purposes of characterising broad habitat types do not constitute a detailed botanical survey.
- 2.14 The initial survey was undertaken just outside the recommended Phase 1 habitat survey season of mid-April to mid-October. However, it is not anticipated that the habitats assigned would significantly change as a result.
- 2.15 As most of the vegetation within the woodland in the east of the site had been cleared by the time of the April 2024 survey, a combination of remnant ground flora, aerial imagery and photographs from previous site surveys was used in order to map the habitats previously present in this area. As a result, this is not considered to be a significant limitation to the survey.

Fauna

- 2.16 Ordnance Survey maps and aerials were reviewed to identify potentially suitable habitats offsite within influence (e.g. dispersal distances for mobile species) of the Site. The Ecological Desk Study identified any pre-existing records for protected and notable species within at least 2km of the Site from the past 10 years.
- 2.17 The habitat survey included an extended assessment of the habitats present for their potential to support notable or protected wildlife species. Any signs indicating the presence of these species were recorded.
- 2.18 In combination, this data informed the ecological evaluation of the Site and impact assessment for the proposed development.

Bats

Ground Level Tree Assessment (GLTA)

- 2.19 A ground-level tree assessment (GLTA) of the trees within the site boundary was carried out to determine their suitability to provide bat roost habitat. These assessments were undertaken in conjunction with the Phase 1 habitat surveys. The habitats within and surrounding the site were also assessed for potential to support roosting, foraging and commuting bats.

- 2.20 The GLTA involved the surveyor using close focussing binoculars to search from the ground for any Potential Roost Features (PRFs), which may be used by bats.
- 2.21 Following the GLTA, the trees within the site boundary were categorised in accordance with the criteria for roost habitat assessments identified in the Bat Conservation Trust (BCT) 2023 Good Practice Guidelines (Collins)⁹. Bat roost habitat suitability categorisation details are described in Table 1. Roost habitat suitability categorisation takes into consideration parameters such as location, habitat connectivity, materials, condition and aspect of structures and trees.

Table 1: Categorisation of suitability of tree PRFs for roosting bats (taken from the BCT Good Practice Guidelines, Collins J, 2023)

Tree PRF Suitability	Further Requirements
None	No survey requirements.
PRF-I (PRF is only suitable for individual bats, or very small numbers of bats, either due to size or lack of suitable surrounding habitat)	No further surveys required. Appropriate compensation required for each PRF-I, prior to impacts. Supervision of works and a precautionary inspection of the PRFs to be completed by a bat licenced consultant.
PRF-M (PRF is suitable for multiple bats and may therefore be used by a maternity colony.)	Three aerial PRF inspections of the PRF-M features to be undertaken within May – September, spaced three weeks apart. Where access is not possible for aerial inspection either by ladder or MEWP, or features are too extensive to survey thoroughly, three dusk emergence surveys will be carried out, supported with night vision camera aids.

Limitations

- 2.22 There are no seasonal constraints for undertaking preliminary bat roost assessments of trees. However, the optimal period to undertake this survey of trees is between December and March when trees are out of leaf. This survey was undertaken outside of the optimal period, in October and April when trees were in partial leaf. Surveys from ground level also often have restricted

⁹ Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London

visibility of features higher up in a tree, where a good view to assess the viability of a feature can be limited. Where visibility was obscured, a precautionary assessment was made.

Amphibians

Habitat Suitability Index (HSI) Assessment

- 2.23 A search of Ordnance Survey mapping was undertaken to identify ponds within a 500 m radius of the site. Ponds that were separated from the site by significant barriers, such as a river or major road, were excluded from the search. Two ponds were identified and locations of the waterbodies are shown in Annex A.
- 2.24 A HSI assessment was undertaken of these waterbodies and carried out alongside the habitat survey on 19th October 2023. The survey was undertaken in accordance with the method described in the ARG UK Advice Note 5 (2010) (adapted from the methods of Oldham et al., 2000).
- 2.25 HSI¹⁰ is a standard measure of calculating the suitability of a pond to support breeding GCN, based on an assessment of ten characteristics (indices), including size, shading, depth and vegetation profile. The assessment generates a number between 0 and 1 for each of the indices which are combined to provide an overall assessment of a pond's suitability to support GCN on a categorical scale (Table 2).

Table 2: Pond habitat suitability index scoring

HSI Score	Suitability	Predicted GCN Occupancy of Ponds in each Category
< 0.5	poor	3%
0.5 to 0.59	below average	20%
0.6 to 0.69	average	55%
0.7 to 0.79	good	79%

¹⁰ ARG UK Advice Note 5 (May 2010) Great Crested Newt Habitat Suitability Index

> 0.8	excellent	93%
-------	-----------	-----

Limitations

- 2.26 Access to pond P2 was not obtained from the landowner during the survey. However, this was viewed from the adjacent public footpath, with a precautionary approach taken for elements that could not be viewed such as macrophyte cover.

Badgers

- 2.27 A badger survey of the site and land within 30m of the site (where accessible) was completed concurrently with the Phase 1 habitat surveys. A survey was also carried out as part of the vegetation clearance associated with the drainage investigation works in March 2024, which included the impacted area and 30m around this during works.
- 2.28 During the survey, signs of use from badger within the site were searched for. The standard methodology as recommended by Harris, Cresswell and Jefferies (1989)¹¹ was followed to complete a thorough search for evidence which would indicate the presence of badgers both on the site and locally.
- 2.29 Badgers are active all year round, so a survey can be carried out at any time of year but, depending upon the level of vegetation, are often best surveyed over the winter months when the vegetation has died back.

Limitations

- 2.30 The survey was focussed within the site and publicly accessible land within 30m. The survey had no access to private land within 30m and as a result, some areas were not surveyed.
- 2.31 However, as the majority of the site was surveyed including the periphery of the woodland and no mammal pathways were recorded entering the woodland, this is not considered to be a significant constraint to the survey.

¹¹ Harris S, Cresswell P and Jefferies D (1989). Surveying Badgers. Mammal Society.

Ecological Assessment Process

- 2.32 This EclA follows the published guidelines (CIEEM, 2018) and accepted best practice approach (BS42020:2013¹²) of the mitigation hierarchy whereby impacts are first avoided or, where this is not possible, reduced or mitigated or, as a last resort, compensated.
- 2.33 In summary, the following procedure was undertaken during this EclA:
- Describe the baseline and identify important ecological features;
 - Describe important ecological features and identify those which may potentially be affected by the Site;
 - Identify potential impacts upon important ecological features and characterise the effect of such impacts (in respect of biophysical changes and taking account of relevant aspects of ecosystem structure or function);
 - Incorporate measures to avoid or reduce these effects;
 - Determine whether residual ecological effects are considered significant after avoidance or mitigation;
 - Identify appropriate compensation measures to offset significant residual effects; and
 - Identify opportunities for ecological enhancement.
- 2.34 Important ecological features are identified and valued, ecological impacts are characterised and assessed, and recommendations for appropriate mitigation, compensation and enhancement are made, in accordance with CIEEM guidance.
- 2.35 BS42020:2013 defines a significant effect as one “which is important, notable, or of consequence, having regard to its context”. CIEEM describes significance as “a concept related to the weight that should be attached to effects when decisions are made”. CIEEM defines an ecological effect as significant if it is “sufficiently important to require assessment and reporting so that the decision maker is adequately informed of the environmental consequences of permitting a project”.

¹² British Standards Institution (2013) BS 42020:2013: Biodiversity — Code of practice for planning and development. BSI Standards Limited, London

- 2.36 BS42020:2013 sets out a practical approach to determining the significance of an ecological effect, applicable at all levels of decision making in legal and policy terms, as follows:
- will the effect on biodiversity influence the balance of planning considerations and therefore the decision as to whether planning permission is likely to be refused or granted; and
 - if planning permission is granted, is the effect important enough to warrant the use of planning conditions and/or obligations to guarantee proposed measures or to impose restrictions, or to seek further requirements (e.g. for mitigation, compensation, enhancement, monitoring, or management).
- 2.37 Significance is therefore assessed on a case-specific basis according to the importance of the ecological feature (wildlife site, habitat or species) within the conservation hierarchy, and the effect upon it.

Assumptions

- 2.38 Information provided by third parties, including publicly available information, is assumed to be correct at the time of publication.

3.0 Results

Planning Context

National

- 3.1 The NPPF at Chapter 11: Conserving and Enhancing the Natural Environment requires that development delivers net gains in biodiversity in addition to minimising the impacts on biodiversity. The chapter highlights the need to protect and enhance valued landscapes, geological conservation interests and soils, as well as recognising the wider benefits of ecosystems.

Local

- 3.2 The current Local Plan is the Bury Development Plan (UDP) which was adopted by Bury Council on 29th August 1997. The site and adjacent land are not allocated for biodiversity purposes under this plan.
- 3.3 Bury falls under a 'joint development plan' called Places for Everyone (PfE). This is a long-term plan of nine Greater Manchester districts to align a vision for jobs, new homes and sustainable growth and will help meet the city-region's needs up until 2037¹³. Relevant extracts of local planning policy are provided in the Ecological Desk Study (TEP Ref 10188.001).

Designated Sites

- 3.4 Detailed results of the desk study can be found in the Ecological Desk Study (Document Ref; 10188.001).

Statutory Designated Sites

- 3.5 There is one internationally important statutory designated site within 10km; Rochdale Canal SAC which is situated approximately 7.5km east of the site. This is designated for its important habitats and aquatic flora.

¹³ <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf> [Accessed April 2024]

- 3.6 No nationally significant statutory nature conservation designated sites are present within 5km of the site and one locally important site is present; Hollins Vale Local Nature Reserve (LNR) situated approximately 780m east of the site. This is designated for its habitats including grassland, woodland and wetlands.

SSSI Impact Risk Zones

- 3.7 The site lies within a SSSI Impact Risk Zone (IRZ) for two SSSIs; Rochdale Canal SSSI and West Pennine Moors SSSI.
- 3.8 IRZs are zones determined by Natural England that identify likely impacts upon SSSIs, SACs, SPAs or Ramsar sites that may result from planned development. The site does not meet the criteria for the IRZs and as a result no further consultation is required.

Non-Statutory Designated Sites

- 3.9 Fourteen non-statutory locally designated sites are present within 2km of the site. The closest of these is Hollins Vale SBI which is situated 780m east of the site and designated for its habitats.

Habitats and Flora

Pre-existing Data

- 3.10 The Desk Study identified deciduous woodland a Habitat of Principal Importance (HPI) within the east of the site. Further HPI's recorded within 500m included a statutory main river (River Roch) and 'no main habitat but additional habitats present' was also identified on Natural England's priority habitat inventory.
- 3.11 Habitats of ecological value present in and around the Site are described below and illustrated in Drawing G10188.007A. Target notes (TN) are provided in Appendix B.
- 3.12 Table 3 indicates the areas of habitats within the Site, along with a condition assessment, where relevant to the habitat type, for the purposes of informing the biodiversity impact assessment using the Natural England Statutory Biodiversity Metric. Baseline Habitats are shown on Drawing G10188.008A and Condition Assessments are shown on Drawing G10188.009A.

Table 3: Summary of key habitat features with the site

Habitat Type <i>UK HAB</i>	Habitat Type <i>JNCC Phase 1 habitat</i>	Condition Assessment
Woodland and forest; Other woodland-broadleaved	Semi-natural broad-leaved woodland	Poor
Heathland & shrub; Mixed scrub	Dense/continuous scrub	Poor
Heathland & shrub; Bramble scrub	Dense/continuous scrub	N/A
Grassland; Modified grassland	Species-poor modified neutral grassland	Poor & Moderate
Sparsely vegetated land; Ruderal/ephemeral	Bare ground with ephemeral/short perennial	Moderate
Individual trees; Urban trees	Scattered trees	Moderate
Urban; Developed land, sealed surface	Hardstanding	N/A

Species-poor modified neutral grassland

- 3.13 Species-poor modified neutral grassland¹⁴ was present to the north of the site behind a retaining wall (TN1) with another area present to the east of the site (TN5). A photograph of this habitat is shown on Figure 2.
- 3.14 The grassland to the north comprised of dominant red fescue *Festuca rubra* with occasional meadow grass *Poa sp*, bramble *Rubus fruticosus agg.*, cock's-foot *Dactylis glomerata*, dandelion *Taraxacum officinale agg.*, ribwort plantain *Plantago lanceolata* and vetch sp. *Vicia sp.* as well as rare broad-leaved dock *Rumex obtusifolius* and geranium species *geranium sp.*
- 3.15 Another area of similar grassland was present to the west of the woodland. This area of grassland consisted of frequent moss species, red fescue, Yorkshire fog *Holcus lanatus*, black medick *Medicago lupulina*, creeping buttercup *Ranunculus repens*, willowherb sp. *Chamaenerion sp.* with

¹⁴ The neutral grassland categories detailed within the Phase 1 Habitat Survey Handbook are concentrated on grassland associated with rural situations (pastures and meadows), as such it was agreed with JNCC in 2005 (P. Gateley, pers.comm.) that neutral grassland habitats that don't easily fit within these categories, usually within urban or industrial areas, can be referred to as modified neutral grassland.

occasional perennial ryegrass *Lolium perenne*, spear thistle *Cirsium vulgare*, cock's-foot, bent sp. *Agrostis* sp., red clover *Trifolium pratense*, vetch sp. and ribwort plantain. In addition, oak sp. *Quercus* sp. saplings, dandelion agg, and ragwort *Senecio jacobaea* were noted as being rare.



Figure 2: Species-poor modified neutral grassland

Dense/continuous/scattered scrub

- 3.16 Dense scrub was present along the northern boundary to the west of the public footpath (TN6) as shown in Figure 3. The scrub habitat consisted of frequent bramble and hawthorn *Crataegus monogyna* with occasional elder *Sambucus nigra*, sycamore *Acer pseudoplatanus*, cherry sp. *Prunus* sp. and tree cotoneaster *Cotoneaster frigidus*. Scattered scrub was also present along the western boundary of the site and primarily consisted of bramble.



Figure 3: Scrub habitat in the west of the site

- 3.17 A large area of dense bramble scrub was present at the top of a south-facing slope in the south of the site. This habitat was cleared from the south of the site as part of drainage investigation works in April 2024.

Bare ground with ephemeral/short perennial

- 3.18 A large area to the centre (TN2) and west of the site (TN3) contained bare ground with ephemeral/short perennial vegetation, as shown in Figure 4. This was an area of a former school which has been demolished and the area left vacant for a number of years. Scrub has also started to colonise the area, with occasional scattered scrub distributed around. In addition, several ephemeral pools were present during the survey, likely to be a result of heavy rain in the preceding days. These are only considered to be temporary features.
- 3.19 The area within the centre of the site contained a range of species including; frequent Yorkshire-fog, rosebay willowherb *Chamaenerion angustifolium*, colts foot *Tussilago farfara*, white clover *Trifolium repens*, and soft rush *Juncus effusus*. A full species list can be found in Appendix B.

- 3.20 The western area also contained a variety of species as listed within Appendix B. Frequent species in this area included bramble, colts foot, creeping buttercup and willow species *Salix sp.*.



Figure 4: Ephemeral/short perennial habitat

Broad-leaved semi-natural woodland

- 3.21 An area of multi structure broad-leaved semi-natural woodland was present to the east and south of the site (TN4). A photograph of this habitat is shown in Figure 5. The canopy layer contained largely mature and semi-mature trees which were up to approximately 30m in height. The canopy was gappy, allowing light to penetrate through to the ground flora in localised areas.
- 3.22 A full species list can be found in Appendix B. In summary, species present within the canopy included abundant sycamore with frequent elder, ash *Fraxinus excelsior*, and silver birch *Betula pendula* and rare Holm oak *Quercus ilex*. The understory consisted of dominant bramble and abundant bindweed. Ground flora had discrete areas where grassland was dominant, with other more localised areas dominated by nettle and abundant bindweed. Overall species present within the ground flora included frequent Yorkshire fog, ribwort plantain, creeping buttercup and ivy *Hedera helix*.



Figure 5.: Woodland and scrub habitat in the south-east of the site.

Scattered trees

- 3.23 A cluster of scattered trees were present to the north of the site within an area of species-poor modified neutral grassland, behind a retained wall. Silver birch dominated the habitat which is considered to be remnants of amenity planting when the school was present.

Protected and non-native invasive plant species

- 3.24 Four invasive non-native plant species listed on Schedule 9 of the Wildlife & Countryside Act 1981 (as amended) were recorded on site, including wall cotoneaster *Cotoneaster horizontalis*., montbretia *Crocasmia x crocosmiflora*, Japanese knotweed *Reynoutria japonica* and Himalayan balsam *Impatiens glandulifera*. Himalayan balsam is also listed as an Invasive Alien Species (IAS) on the Invasive Alien Species (Enforcement and Permitting) Order 2019. These are considered to be remnants of previous amenity areas and/or become established since the area become derelict.
- 3.25 An additional stand of Japanese knotweed was previously recorded in the east of the site during surveys undertaken by TEP in 2021. This stand was found to be no longer present by the time of

the October 2023 survey. An area of poorly established vegetation suggests this stand was treated to eradicate the species.

Habitat Connectivity

- 3.26 The site has limited connectivity with habitats to the north and west owing to the presence of residential development and a main road respectively. There is limited connectivity with habitats to the east, including the River Roch, due to the low density of residential development and the presence of a woodland in this area. There is good connectivity with habitats to the south, in particular the ornamental lake.

Fauna

Amphibians

- 3.27 The desk study returned one Natural England (NE) pond survey data record for a location approximately 1.5km west of the site in 2016 which found great crested newt (GCN) to be present. 21 species records were returned for GCN within the desk study, the closest location being 1.4km west, and 27 records for common toad SPI, the closest location approximately 1.1km west.
- 3.28 There was no aquatic habitat present within the site. Two waterbodies were located within 500m. Pond P1 is an ornamental lake approximately 15m south of the site. Pond P2 is located approximately 80m north east located beyond residential properties.
- 3.29 The Habitat Suitability Index (HSI) Assessment of the waterbodies assessed Pond P1 to have poor suitability (0.20) and pond P2 to have average suitability (0.60) for supporting breeding great crested newts (Appendix C). However, there is potential for common amphibians such as common toad and common frog to utilise the ponds for breeding.
- 3.30 The habitats on site, in particular the semi-natural broad-leaved woodland and species-poor modified neutral grassland, provided suitable foraging and commuting habitat for common amphibian species. In addition, the areas of dense scrub provide suitable sheltering opportunities.

Badger

- 3.31 The desk study returned three records of badger, the closest being approximately 250m from the site.

- 3.32 No evidence of badger activity was identified during the site survey. The woodland on site may be suitable to support badger sett building although there are limited foraging and commuting opportunities for badger within the site.

Bats

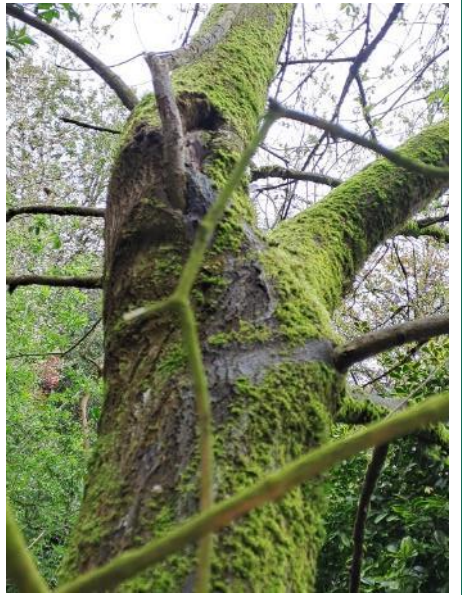
- 3.33 The desk study returned records of three NE mitigation licences relating to bats within 2km of the site:
- Licence relating to destruction of a resting place of common pipistrelle *Pipistrellus pipistrellus* dated between 2015-2020 (Ref: 2015-8936-EPS-MIT-1);
 - Licence relating to destruction of a resting place of common pipistrelle dated between 2015-2020 (Ref: 2015-8936-EPS-MIT); and,
 - Licence relating to impacts on a breeding site, damage and destruction of a breeding site and damage and destruction of a resting place of common pipistrelle dated for 2015 (Ref: 2015-15221-EPS-BDX).
- 3.34 Multiple records of bat species were returned on the desk study, from within 2km of the site including;
- Bat sp. (EPS, SPI, WCA5, LBAP)
 - Brandts bat *Myotis brandtii* (EPS, WCA5, LBAP)
 - Brown long-eared bat *Plecotus auratus* (EPS, SPI, WCA5, LBAP)
 - Common pipistrelle (EPS, WCA5, LBAP)
 - Daubenton's bat *Myotis daubentonii* (EPS, WCA5, LBAP)
 - Lesser Noctule (Leisler's) *Nyctalus leisleri* (EPS, WCA5, LBAP)
 - Myotis sp. (EPS, WCA5, LBAP)
 - Nathusius' pipistrelle *Pipistrellus nathusii* (EPS, WCA5, LBAP)
 - Noctule *Nyctalus noctula* (EPS, SPI, WCA5, UKBAP, LBAP)
 - Pipistrellus sp. (EPS, SPI, WCA5, LBAP, UKBAP)
 - Soprano pipistrelle *Pipistrellus pygmaeus* (EPS, SPI, WCA5, LBAP, UKBAP) and,
 - Whiskered/Brandts bat *Myotis mystacinus/Myotis brandtii* (EPS, WCA5, LBAP)
- 3.35 The site does not contain any buildings or structures. The trees within the site were assessed for their potential to support roosting bats. Eight trees were identified as containing potential roosting features (PRF), these are detailed in Table 4 below.

- 3.36 All other trees within the site that could be surveyed were assessed as having no potential to support roosting bats. Dense scrub restricted surveyors from accessing part of the woodland and therefore trees in this area were not assessed.
- 3.37 The habitats on site provide limited foraging and commuting habitat for bats. Suitable foraging and commuting habitat is likely to be confined to the edge of the semi-natural broad-leaved woodland and the site boundary, where it borders residential gardens.

Table 4: Trees with suitability for roosting bats on site

Tree ID	Species and Description	PRF Description	Suitability for roosting bats	Photo
T1	Semi-mature sycamore, approximately 10m in height	Single rot hole on the western aspect of the tree at a height of 3m. The feature is slightly upward facing which is likely to limit its suitability for roosting bats as it is exposed to rainfall.	PRF-M	
T2	Holm oak. Semi-mature, 15m height.	Split in trunk creating small crevice at 5m on the northern aspect.	PRF-I	

T3	Elder, semi-mature, 10m height with stripped bark.	Hollowed out branch on southern aspect.	PRF-M	
T4	Mature, multi stemmed Sycamore	Dense ivy cover	PRF-M	

T5	Semi-mature, 8m tall willow	Small cavity on stem, which appears to extend upwards into stem	PRF-I	
T6	Semi-mature, 8m tall, multi-stemmed ash	Split in east-facing branch	PRF-I	

T7	Semi-mature, 10m tall multi-stemmed tree. Species unknown.	Ivy-clad tree – ivy could be obscuring features	PRF-M	
T8	Semi-mature, 10m tall tree (off-site). Species unknown.	Snapped branch overhanging into site could provide potential PRF. Unable to access off-site land for detailed inspection, however.	PRF-M	

Birds

- 3.38 Records of multiple species of birds were returned during the desk study including WCA1, SPI, Amber and Red Birds of Conservation Concern (BAm/BRd), LBAP species. A full list is available in the Desktop Study Report 10188.001.
- 3.39 The semi-natural broad-leaved woodland, dense scrub and scattered broad-leaved trees on site provide suitable nesting and foraging opportunities for several common bird species. Small brash piles are present within the woodland habitat, which may also provide suitable nesting habitat . There are no suitable opportunities for ground-nesting species.

Hazel Dormouse

- 3.40 No records of hazel dormouse were returned during the desk study. The habitats on site are considered sub-optimal for hazel dormouse, whilst the woodland does connect to further areas of woodland in the wider area these are localised and situated within an urban setting. This combined with the fact that the site is located outside of the known range of the species it is considered highly unlikely that hazel dormouse are present. Therefore, hazel dormouse are excluded from further appraisal within this report.

Invertebrates

- 3.41 The desk study returned records of invertebrate species of note included;
- Buff Ermine (*Spilosoma luteum*), SPI
 - Cinnabar (*Tyria jacobaeae*), SPI
 - Latticed heath (*Chiasmia clathrate*), SPI
 - Small Heath (*Coenonympha pamphilus*), SPI
 - Wall (*Lasiommata megera*), SPI
 - White Ermine (*Spilosoma lubricipeda*), SPI
 - White-letter Hairstreak (*Satyrrium w-album*), SPI
- 3.42 The semi-natural broad-leaved woodland, dense scrub and scattered broad leaved trees on site could provide a small number of nectar sources for invertebrates. These habitats, as well as the bare ground and species-poor modified neutral grassland also provide limited breeding and sheltering habitat for invertebrates.

Reptiles

- 3.43 No records of reptiles were returned during the desk study.
- 3.44 The site has limited suitability for supporting reptiles. Although the bare ground, modified species-poor neutral grassland and dense scrub habitats on site could provide basking, foraging and sheltering habitat for reptiles.

Otter and Water Vole

- 3.45 The desk study returned one record of otter *Lutra lutra* and no records of water vole *Arvicola amphibius* from within 2km of the site.
- 3.46 No habitat suitable to support water vole is present within the site, therefore water vole are excluded from further appraisal within this report.
- 3.47 There are no watercourses on site but the River Roch is located approximately 110m to the east, beyond a residential street. There is potential for otter to be present on the river and it is likely to provide suitable foraging and commuting habitat for otter. There is connectivity between the site and the river through woodland habitat, however the location of the site within a residential area, potentially open to disturbance reduces the suitability of habitats within the site. Optimal habitat is present along the river in the wider area, which otters are more likely to utilise for foraging, commuting and resting.
- 3.48 No evidence of otter activity was identified on site during the survey and as otter are unlikely to be present the species are excluded from further assessment within this report.

Brown Hare and Hedgehog

- 3.49 The desk study returned records of brown hare *Lepus europaeus* and hedgehog *Erinaceus europaeus* within 2km of the site. The site does not contain any suitable habitat to support brown hare and there are no linkages to suitable habitat in the wider area. Therefore, brown hare are excluded from further appraisal within this report.
- 3.50 Habitats on site are suitable to support hedgehog including the semi-natural broad-leaved woodland and associated brash piles, dense scrub and species-poor modified neutral grassland habitats. There is also terrestrial connectivity between the site and other habitats in the wider area which hedgehogs may utilise, such as residential gardens.

4.0 Assessment of Potential Impacts

- 4.1 This section assesses the potential impacts on ecological features associated with the Site described in Section 1.0 and detailed in Appendix A.
- 4.2 Consideration is given to the 'mitigation hierarchy', i.e. that impacts are first avoided or where this is not practicable, mitigated and as a final resort, compensated (off-set).

Wildlife Sites

Statutory Wildlife Sites

- 4.3 Rochdale Canal SAC is located over 7 km from the site to the east. Due to the distance between the site and this designation, no impacts on any internationally (or nationally) designated sites are anticipated to occur as a result of the proposed development.
- 4.4 Hollins Vale LNR is located approximately 0.7 km to the east of the site and is designated for its habitats and the wildlife it supports. No direct or indirect impacts on this designated site are anticipated due to the lack of connectivity and presence of barrier such as roads, residential development and the River Roch between the sites.
- 4.5 The site falls within two IRZ's for the Rochdale Canal SSSI and West Pennine Moors SSSI but the site and proposed works do not meet the criteria for consultation with Natural England.

Local Wildlife Sites

- 4.6 Fourteen SBI's are present within 2km of the site. The closest is Hollins Vale SBI located approximately 0.7km east of the site. No direct or indirect impacts on this designated site are anticipated due to the lack of connectivity and presence of barrier such as roads, residential development and the River Roch between the sites.

Habitats and Flora

Notable Habitats

- 4.7 There is an area of deciduous woodland priority habitat located within the north-east of the site, as identified on MAGIC Maps. A review of historical imagery suggests the semi-natural broad-leaved woodland on site has established within the last 20 years. As such, it is unlikely to meet

the criteria for deciduous woodland priority habitat. No impacts to any priority habitats are therefore anticipated from the proposed development.

- 4.8 It is anticipated that the majority of semi-natural broad-leaved woodland habitat on site will be retained. However, a small area of woodland in the south of the site was found to have been removed to facilitate drainage investigation works in April 2024.
- 4.9 The River Roch is categorised as a main river and is located approximately 135m to the east of the site. Given the separation distance and presence of barriers such as residential houses, no direct or indirect impacts on the watercourse are anticipated during the proposed development.

Other Habitats

Grasslands

- 4.10 The proposed development will lead to a loss of some of the species-poor modified neutral grassland habitat on site. While the grassland habitat in the north of the site will be retained within the proposals, the area of grassland in the east will be permanently lost.
- 4.11 This habitat is of low biodiversity value of no more than site importance. The landscaping proposals for the site includes the creation of amenity lawn and wildflower meadow grassland to the east and south of the proposed development (TEP Drawing Ref: D10188.201). It is considered this will mitigate the for loss of grassland habitat on site, given the area and diversity of the new grassland planting is greater than the areas of grassland being lost.

Dense/continuous/scattered scrub

- 4.12 The majority of the scrub habitat present on site will be lost as a result of the proposed development. New scrub planting is proposed within the site, comprising dogwood *Cornus sanguinea*, hazel *Corylus avellana*, European spindle *Eunonymus europaeus* and guelder rose *Viburnum opulus* It is anticipated this will help to mitigate for the loss of scrub habitat on site.

Bare ground with ephemeral/short perennial

- 4.13 The bare ground with ephemeral/short perennial habitat will be lost to facilitate the development. This habitat is considered to be of low ecological value and is not considered to be of significance at the site level.

Broad-leaved semi-natural woodland

- 4.14 The majority of the woodland will be retained and protected during works. Measures to protect those retained are set out within the Arboricultural Impact Assessment (AIA). However, some tree removal will be required within the woodland habitat on site. These are important at a local level and will be mitigated for within the landscape plan.

Scattered Trees

- 4.15 There are several scattered broad-leaved trees within the site that will be lost to the proposed development. Any tree losses should be mitigated for in the landscape proposals as summarised in Section 5 below and tree protection measures are set out within the AIA. The loss of trees to the proposed development is considered to be of significance at the local scale.

Habitat Change

- 4.16 A Biodiversity Net Gain (BNG) Assessment is being prepared separately by TEP to assess the biodiversity losses and gains at the site. In order to comply with the Environment Act 2021 and Policy JP-G8 of the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (adopted 21st March 2024), it must be ensured that a 10% net gain is delivered from the proposals.

Invasive Flora

- 4.17 Himalayan balsam, Japanese knotweed, montbretia and wall cotoneaster listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were identified on site. Himalayan balsam is also listed as an IAS. Control and/or removal of the invasive species will be required to facilitate the proposed development.

Fauna

Amphibians

- 4.18 Great crested newts are a European Protected Species and are afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981. Common toad is a species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006.

- 4.19 The woodland, scrub, grassland and ephemeral/perennial habitats provide some terrestrial habitat for amphibians within the site. There is no aquatic habitat within the site, although there are two waterbodies within 250m.
- 4.20 Pond 1, the ornamental lake 15m to the south of the site, was assessed as having poor suitability to support GCN. It is considered unlikely that great crested newt are present in this waterbody, owing to the steep concrete banks, the presence of waterfowl and the likely presence of fish.
- 4.21 Pond 2 to the 80m to the northeast of the site, was assessed as having average suitability to support GCN. Pond 2 is separated from the site by residential dwellings and sections of brick walls, with higher value terrestrial habitat including woodland present within the core habitat zone (50m radius around the pond). It is therefore considered unlikely that GCN would be present within the site, but they could on occasion use the site as part of a wider territory, if present in the wider area.
- 4.22 Environmental DNA (eDNA) surveys of both waterbodies was undertaken in April 2024 to confirm the presence or absence of GCN within these waterbodies, and to determine the likelihood of GCN being present within the site. The results of the eDNA found GCN to be likely absent and as a result are not considered to be present within the site. Please refer to Protected Species Report; Amphibians (Doc Ref; 10188.003) for further details.
- 4.23 Common amphibian species such as common frog and common toad may utilise the terrestrial habitats within the site. Therefore, there is potential of killing or injury to amphibians to occur during the development works.

Badger

- 4.24 Badgers and their setts are protected under the Protection of Badgers Act 1992.
- 4.25 No evidence of badger activity was identified on site, although suitable habitats are present within the site including woodland for foraging, commuting and sett creation. As a result there is the potential that development works could impact badgers if present on or in close vicinity to the site.

Bats

- 4.26 Bats are designated as European Protected Species under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 and are afforded protection under Schedule 5 of the

Wildlife and Countryside Act 1981. Some species are also species of principal importance (SPI) under section 41 of the NERC Act 2006 and LBAP.

- 4.27 There are no buildings within the site. Eight trees were identified as containing potential roosting features (PRF), or having the potential to support PRFs. It is understood that these trees will not be impacted by the proposed development. However, if this changes then further surveys (Trees 1, 3, 4, 7 and 8) or supervision works (Trees 2, 5 and 6) by a licensed bat ecologist will be required. Therefore, there may be implications with regard to the proposed development and roosting bats.
- 4.28 The site offers limited foraging and commuting habitat for bats, with existing light spill present from adjacent residential properties and roads. The development proposals seek to largely maintain the boundary trees and woodland, maintaining connectivity to habitats in the wider area. Therefore, there will be impacts to foraging and commuting bats but only at a site level.

Birds

- 4.29 Under the Wildlife and Countryside Act, 1981 (as amended) it is an offence to take, damage or destroy the nest of any wild bird whilst it is in use or being built. Black redstart *Phoenicurus ochruros* is also listed on Schedule 1 of the Wildlife and Countryside Act, 1981 (as amended) and both the black redstart and willow tit *Poecile montanus* are listed as LBAP species.
- 4.30 Low numbers of black redstart records suggests the species is present in low numbers in the area and therefore unlikely to be present within the site. Habitats on site are not considered suitable to support the willow tit, with habitats in the wider area considered optimal including woodland along the River Roch.
- 4.31 There is a risk of damage or destruction of bird nests if tree works or vegetation clearance is carried out within the bird nesting season (generally considered to be between March to August inclusive).

Invertebrates

- 4.32 The loss of habitat arising from the proposed development is unlikely to have a significant impact on the local invertebrate population given the abundance of alternative breeding, foraging and sheltering sites in the wider area, such as residential gardens, woodland habitat and along the River Roch. However, landscape planting should be incorporated into proposals to ensure there

is no net loss of habitats for invertebrates on site. Invertebrates are therefore not discussed further within this report.

Reptiles

- 4.33 Slow worm, common lizard, grass snake and adder are reptile species afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981.
- 4.34 It is considered unlikely that reptiles are present on site owing to the limited connectivity between the site and other optimal habitats in the wider area as well as the potential for disturbance and residential housing surrounding the site. No implications with regard to reptiles are therefore anticipated during the proposed development on site.

Hedgehog

- 4.35 Hedgehog are a species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006.
- 4.36 The habitats on site provide foraging, sheltering and hibernation opportunities for hedgehog and the site has good connectivity to other habitats which hedgehog may use for foraging, such as residential gardens and woodland. As such, there is potential for killing or injury to occur to hedgehog during the development.

5.0 Mitigation and Enhancement

- 5.1 This section describes appropriate and proportionate measures for impact avoidance, mitigation and enhancement required or recommended to address the potential ecological effects described in Section 4.0.

Habitats and Flora

Notable Habitats

Avoidance and Mitigation Required

- 5.2 Best practice pollution prevention measures should be implemented to ensure any indirect impacts on the deciduous woodland habitat within and adjacent to the site will be avoided.
- 5.3 All retained trees on and adjacent to the site will be protected from incidental damage and disturbance during construction in accordance with current standards (BS 5837:2012 Trees in relation to design, demolition, and construction –recommendations).
- 5.4 Production of, and adherence to a contractors Risk Assessment Method Statement (RAMS) or CEMP including habitat protection and control measures including for surface waters, dust & airborne debris management, woodland, and tree protection in accordance with BS5387:2012.

Additional Measures or Enhancement Recommended

- 5.5 It must be ensured that the trees and woodland habitat that were impacted by the drainage investigation works in April 2024, and any additional woodland areas that are impacted by the development proposals, are replaced through tree planting elsewhere within the site. In line with PfE policy JP-G7 a minimum of two trees are required for every tree that is lost.
- 5.6 Approximately 46 new trees are to be planted within the site to mitigate for the loss of trees and woodland habitat (TEP Drawing Ref: D10188.201). These predominantly comprise ornamental varieties. Consideration should be given to the use of native species within the tree planting scheme.
- 5.7 There are also opportunities to enhance the retained woodland habitat within the site.

Other Habitats

Avoidance and Mitigation Required

- 5.8 The majority of the site comprises bare ground with ephemeral/short perennial vegetation, species-poor modified neutral grassland and dense scrub which is considered to be of low ecological value. The proposed development will incorporate areas of amenity grassland, wildflower meadow grassland, native shrub planting, tree planting and ornamental planting. Areas of species-poor modified neutral grassland in the north of the site will also be retained.
- 5.9 The areas of grassland and scrub to be planted must be greater than or equal to the areas of grassland and scrub lost, in order to ensure there is a net gain in biodiversity on site. There are also opportunities to enhance the retained grassland habitat on site.

Invasive Flora

Avoidance and Mitigation Required

- 5.10 Himalayan balsam, Japanese knotweed, wall cotoneaster and montbretia were identified within the site and there are historical records of Japanese knotweed. Production of and adherence to an Invasive Species Risk Avoidance Method Statement (RAMS) to outline the approach for dealing with the invasive species on-site will therefore be required. This may include on-site treatment, burial or off-site disposal.

Fauna

Amphibians

- 5.11 GCN and their habitats are fully protected under the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). GCN and common toad are also SPI and LBAP species.

Avoidance and Mitigation Required

- 5.12 No aquatic habitat is present within the site. The site contains some suitable terrestrial habitat for common amphibian species, namely semi-natural broad-leaved woodland, dense scrub and species-poor modified neutral grassland.
- 5.13 Records of common toad were returned during the desk study. It is therefore recommended that a Precautionary Working Method Statement (PWMS) for amphibians is produced and

implemented during vegetation clearance and development works due to the risk of common amphibian species using the site for commuting and/or foraging. The PWMS will set out the working methods that will need to be adhered to avoid impacts on any common toad (or other common amphibian species) that may be encountered during the works and would likely involve ecological supervision of clearance of suitable habitat and relocation of amphibians to areas of suitable retained habitat on-site or immediately adjacent to the site should they be found during works.

Additional Measures or Enhancement Recommended

- 5.14 The proposed meadow grassland and native shrub planting within the landscape scheme will provide suitable habitat for amphibians following completion of the development.
- 5.15 There are opportunities to provide additional refuge and foraging habitat through the creation of further brush piles within the native shrub planting and retained woodland habitat. Aquatic habitat could also be created on site through the installation of a small pond within one of the proposed wildlife areas.

Badger

- 5.16 Badgers are protected under the Protection of Badgers Act 1992¹⁵ from killing, injury and certain acts of cruelty. Their setts are also protected from damage, obstruction or destruction.

Avoidance and Mitigation Required

- 5.17 A PWMS is recommended for notable mammals including badger to set out the working methods that will need to be adhered to throughout the duration of works to avoid impacts on such species should they range into the site during construction operations.
- 5.18 A pre-construction badger survey will be required within the site and the surrounding 30m (where possible), to ensure no badger setts are present. Following the pre-construction survey the site ecologist will review the results and advise if any further mitigation measures are required, such as adopting buffer zones or applying for a licence from Natural England.

¹⁵ Protection of Badgers Act 1992 c. 51 <https://www.legislation.gov.uk/ukpga/1992/51/>

Additional Measures or Enhancement Recommended

- 5.19 The retention of woodland habitat along the eastern, south-eastern and northern site boundaries will ensure foraging and commuting habitat for ranging badgers is maintained within the site, should they be present.

Bats

- 5.20 All British bats are European protected species, afforded full protection under the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). Bats are protected from killing or injury, and from disturbance at the place of rest. Bat roosts are also protected from obstruction, damage or destruction (whether or not a bat is in occupation at the time). All bat species are listed on the LBAP. Barbastelle Bat, Bechstein's Bat, Noctule, Soprano Pipistrelle, Brown Long-eared bat, Greater Horseshoe Bat and Lesser Horseshoe Bat species are also SPI.

Avoidance and Mitigation Required

Protection of Roost Habitat Availability

- 5.21 Five trees (Trees 1, 3, 4, 7 and 8) were assessed as having PRF-M suitability. These trees are currently due to be retained within the development proposals. However, if any of these trees are to be impacted by the proposals through felling or pruning, further survey of the Potential Roost Features present is required to confirm the suitability of this tree for supporting roosting bats. The surveys should be undertaken by a licensed bat ecologist.
- 5.22 If the trees are confirmed to have PRF-M suitability, further inspections or nocturnal surveys will be required. If roosting bats are identified, a Natural England mitigation licence will be required. Full details will be provided following the aerial inspection.
- 5.23 Three trees (Trees 2, 5 and 6) were categorised as PRF-I suitability and no further surveys are required. These trees are due to be retained within the proposals however if any works to these trees are required, then works will be required to be undertaken under a Method Statement. The Method Statement will set out the working methods that will need to be adhered to throughout the tree removal works to avoid impacts on any roosting bats that may be encountered. The method statement will include the need for trees to be soft felled under the supervision of a bat licenced ecologist.

- 5.24 Trees with bat roost suitability that are retained within proposals should be protected by implementing a buffer zone around the trees. The buffer zone around retained trees must as a minimum adhere to the root protection area in accordance with BS5837: 2012 Trees in Relation to Design Demolition and Development. Buffer zones around retained trees will assist in maintaining the health of the tree and minimising impacts on bats roosting within the locality.

Protection of Foraging and Commuting Opportunities

- 5.25 As the woodland and boundary habitats will be retained within the development proposals, it is considered that foraging and commuting routes will be maintained for bats locally.
- 5.26 The majority of woodland habitat on site will be retained within the development proposals. The retention of this woodland will ensure continued connectivity to habitats in the wider area following completion of the development. In addition, the additional tree and scrub planting proposed within the site will help to enhance foraging and commuting opportunities for bat species locally.

Sensitive Lighting Strategy

- 5.27 A sensitive lighting strategy should be implemented, in line with current guidance¹⁶. This will avoid indirect impacts of lighting on nocturnal and crepuscular species including on retained and created habitats identified as important commuting/ foraging routes for bats. There are four key lighting design principles:

- Use of unnecessary lighting will be avoided;
- Spatial spread of lighting – the horizontal and vertical spread of artificial light will be minimised and take into account both primary and reflected light sources. Directional lighting can be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these;
- Timing and duration of lighting – timers and bespoke dimming regimes may be used to ensure that luminaires are reduced at times of predicted low use. These can be set to change with the seasons and therefore reflect the shifting time of dusk and dawn throughout the year. Motion sensors provide further control to ensure that areas are illuminated only when required; and,

¹⁶ Institute of Lighting Professionals and Bat Conservation Trust (2023) Guidance Note GN08/23 Bats and Artificial Lighting at Night [Accessed January 2024]

- Intensity and colour of lighting – light intensity will be as low as possible whilst meeting the objectives of the intended function. The colour of lighting will need to take into account the sensitivity of the ecological receptors on site. Light sources selected should emit zero ultra-violet light whenever possible. Guidance from the Bat Conservation Trust (2023)¹⁶ recommends that white and blue spectrum light should be avoided or, where white lights are required, these should be of warm/neutral colour and have a peak wavelength above 550 nanometres. Narrow spectrum light sources should be used (to lower the range of species affected by lighting).

Additional Measures or Enhancement Recommended

Maintaining Net Roost Habitat Availability

- 5.28 If any trees with bat roosting potential are impacted by works (regardless of results of further surveys) then it is recommended that installation of bat boxes is undertaken to provide additional roosting opportunities going forward. Roosting features should be targeted for those species known to occur in the surrounding area. A combination of boxes designed to support a range of bat species could be installed on retained trees or pole mounted should such trees not be available.
- 5.29 For every tree lost with bat roosting potential, a minimum of two bat boxes per tree, will be installed on retained trees/poles will mitigate the loss of roosting opportunities caused by the removal of trees. Roost boxes will be sited in a variety of locations, ideally with multiple boxes on trees to provide a range of roost conditions. Boxes will be situated near features to provide suitable flight-lines such as woodland edge habitat, scrub or hedgerow features and should have an entrance close to appropriate foraging habitat. The bat boxes should be targeted to a range of species known to be found locally, such as the Schwegler 2F or 2FN bat box (or similar). The boxes should be placed at least 2.5m high and should be south or west facing.
- 5.30 Most bat species prefer to fly in dark areas straight into vegetation. All replacement roost habitat should be positioned away from sources of external lighting or where light spillage may influence use of a box.

Birds

- 5.31 Native nesting birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended) from damage and destruction, from the time of nest construction to fledging of the young.

Avoidance and Mitigation Required

- 5.32 Works should be completed outside of the nesting period (typically taken to be March to August inclusive). Where avoidance of the nesting period is not practicable, a nesting bird check must be carried out by an ecologist no more than 24 hours prior to the works, to confirm that no active nests are present. In the event that an active nest is identified, works within the surrounding area must halt until the chicks have fledged. The required radius of the exclusion area will depend on the species found nesting and the context of the nesting location.
- 5.33 New native scrub and tree planting to compensate for the loss of scrub and trees under the development proposals, including those cleared to facilitate the drainage investigation works, will be required to provide nesting and foraging opportunities for birds. The proposed wildlife areas within the scheme design will go some way towards mitigating for these losses, and includes dogwood which will provide berries for winter foraging. However, there are opportunities to incorporate further berry-bearing species within the planting mix, such as hawthorn, blackthorn, rowan and holly.

Additional Measures or Enhancement Recommended

- 5.34 Most of the suitable nesting habitat on site is found at the site boundaries and within the woodland in the east of the site. This habitat will be retained within the development proposals and should be protected in order to minimise impact on breeding birds.
- 5.35 The planting of new trees, native scrub and native hedgerows within the site will help to improve the value of the site for breeding birds. Consideration should be given to utilising native species which produce berries and nuts within the planting scheme, as these will help to attract insects will also help to support the local bird population year round.
- 5.36 Installation of bird boxes would ensure continued and enhanced opportunities for nesting birds within the proposed development. Nesting features should be targeted for those species known to occur in the surrounding area. A combination of boxes designed to support a range of bird species identified as using the site could be installed on retained mature trees or pole mounted should such trees not be available. These boxes should be sited at an appropriate height and aspect, close to retained and created habitats for birds.

Hedgehog

Avoidance and Mitigation Required

- 5.37 A PWMS for hedgehog is recommended to set out the working methods that will need to be adhered to throughout the duration of construction works to avoid impacts on this species that may be encountered during the construction stage.

Additional Measures or Enhancement Recommended

- 5.38 The inclusion of hedgehog-friendly features in the development is recommended, such as the provision of hedgehog boxes within gardens and/or newly created habitats. Holes should also be cut into the bottom of fences (approximately 13 cm in diameter) to allow hedgehogs and other small mammals to pass freely through the completed development and into the wider area. Hedgehogs need easy and safe access over a large area, but fences, walls and other barriers reduce the habitat available to them and force them into dangerous situations such as crossing roads. Linking open spaces with access gaps provides valuable habitat links for hedgehogs.
- 5.39 Brash piles could also be incorporated into the scheme using cut down vegetation, providing sheltering and hibernation opportunities for hedgehogs locally. These could be sited within the retained woodland habitat and proposed wildlife areas.

6.0 Conclusions

- 6.1 The majority of the site comprises bare ground and ephemeral/short perennial vegetation, with some areas of species-poor modified neutral grassland, dense and scattered scrub, scattered trees and semi-natural broad-leaved woodland.
- 6.2 The majority of the existing semi-natural broad-leaved woodland habitat on site will be retained within the development proposals. Semi-natural habitats that will be affected by the proposals, namely the areas of ephemeral/short perennial vegetation, species-poor modified neutral grassland and dense and scattered scrub, are not complex and are readily recreated within the short term. The proposed landscape scheme for the site incorporates areas of wildflower meadow grassland and native shrub planting, which will go some way towards mitigating for these losses.
- 6.3 Impacts upon protected or notable species that may utilise these habitats will be avoidable by the implementation of precautionary measures including timing vegetation removal to avoid sensitive periods and by adopting sensitive construction methods.
- 6.4 Non-native invasive species are present on site and are set to be removed as part of the proposals. These should be managed under an invasive species management plan to minimise the spread of these species.
- 6.5 With implementation of the recommended safeguarding, mitigation and enhancement measures, no significant ecological effects are expected on statutory or non-statutory wildlife sites, notable habitats or protected or notable species.

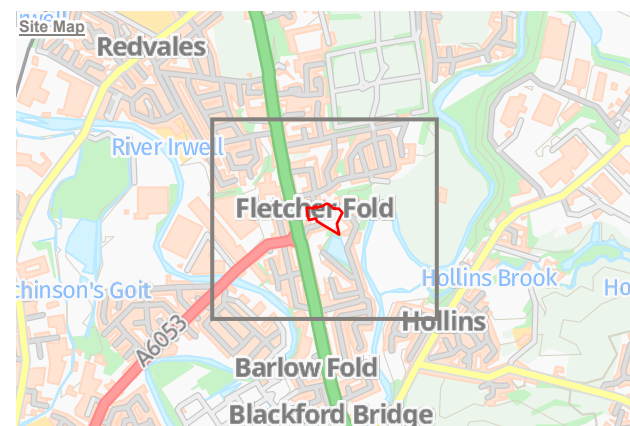
Annex A: Pond Location Plan



KEY

- Site boundary
- Site boundary - 250m buffer
- Pond

Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2024. All rights reserved.
Maxar, Microsoft, Contains OS data © Crown Copyright and database right 2023
Contains data from OS Zoomstack



Rev	Description	Drawn	Approved	Date



**THE
ENVIRONMENT
PARTNERSHIP**

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Fletcher Fold Road, Bury

Title
Pond Location Plan

Drawing Number
G10188.013

Drawn	Checked	Approved	Scale	Date
OH	CW	AL	1:3,000 @ A3	14/05/2024

Annex B: Target Notes

Target Notes

The habitat survey was undertaken in October which is a sub-optimal period. Many species, including protected, notable or non-native invasive species may not have been in evidence at the time of the survey. Consequently, species lists recorded represent only those species recorded at the time of survey.

Many habitat features recorded as present within a target note area extend beyond the Site boundary. Consequently, species lists recorded are unlikely to be comprehensive for the entire habitat feature.

KEY to DAFOR Scale of Abundance

Value	Cover	Notes
D = Dominant	>75%	Rarely used in practice
A = Abundant	51-75%	Very common in many parts of the Target Note (TN)
F = Frequent	26%-50%	Several plants in several locations across the TN
O = Occasional	11-25%	Several plants in a few locations, or vice versa
R = Rare	1-10%	Small number of individuals, scattered or clustered within TN

Target Note 001

Area of modified neutral grassland with scattered broad-leaved trees behind retaining wall, likely to be amenity grassland that has been left unmanaged since the school was closed. The grass is forming tussocks. Scattered scrub is present, becoming more dominant to the east.

<i>Festuca rubra</i>	Red Fescue	D
<i>Taraxacum officinale agg</i>	Dandelion	O
<i>Plantago lanceolata</i>	Ribwort plantain	O
<i>Vicia sp.</i>	Vetch sp	O
<i>Rubus fruticosus agg.</i>	Bramble	O
<i>Alnus glutinosa</i>	Alder	O
<i>Betula pendula</i>	Silver Birch	O

Target Note 002

Site of former school (now demolished) and playground, comprising a large area of bare ground with ephemeral/short perennial vegetation. This area appeared to be well established and several small ephemeral pools were observed, likely to be temporary features created a result of the heavy rain.

<i>Medicago lupulina</i>	Black medic	A
<i>Buddleja davidii</i>	Buddleia	O
<i>Carex pendula</i>	Pendulous Sedge	R
<i>Hedera helix</i>	Ivy	R
<i>Chamaenerion angustifolium</i>	Rosebay Willowherb	F
<i>Holcus lanatus</i>	Yorkshire-fog	F
<i>Ranunculus repens</i>	Creeping buttercup	F
<i>Tussilago farfara</i>	Colt's foot	F
<i>Trifolium repens</i>	White clover	F
<i>Juncus effusus</i>	Soft rush	F
<i>Plantago lanceolata</i>	Ribwort Plantain	O
<i>Prunus sp.</i>	Cherry species	O
<i>Rumex obtusifolius</i>	Broad-leaved Dock	O
<i>Bellis perennis</i>	Daisy	O
<i>Sambucus nigra</i>	Elder	O
<i>Betula pendula</i>	Silver Birch saplings	O
<i>Agrostis sp.</i>	Bent sp	O
<i>Helianthus sp.</i>	Sunflower sp	O
<i>Leucanthemum vulgare</i>	Oxeye daisy	O
<i>Geranium robertianum</i>	Herb Robert	O
<i>Lolium perenne</i>	Perennial rye grass	O
<i>Tripleurospermum inodorum</i>	Scentless mayweed	O
<i>Salix sp.</i>	Willow sp saplings	O
<i>Solanum dulcamara</i>	Woody nightshade	R

<i>Geum urbanum</i>	Wood avens	R
<i>Crataegus monogyna</i>	Hawthorn	R
<i>Dactylis glomerata</i>	Cock's-foot	R
<i>Crataegus monogyna</i>	Hawthorn	R
<i>Ilex aquifolium</i>	Holly	R
<i>Jacobaea vulgaris</i>	Common Ragwort	R
<i>Taraxacum officinale agg.</i>	Dandelion	R
<i>Rubus fruticosus agg.</i>	Bramble	R
<i>Hypericum androsaemum</i>	Tutsan	R
<i>Cytisus scoparius</i>	Broome	R
<i>Vicia sativa</i>	Common vetch	R
<i>Vicia sepium</i>	Bush vetch	R
<i>Trifolium pratense</i>	Red clover	R
<i>Lapsana communis</i>	Nipplewort	R
<i>Sonchus asper</i>	Prickly sow thistle	R

Target Note 003

Area of hardstanding in the north and west of the site, bordered by a mix of introduced shrub, ephemeral/short perennial vegetation and scattered scrub.

<i>Plantago lanceolata</i>	Ribwort Plantain	F
<i>Rubus fruticosus agg.</i>	Bramble	F
<i>Tussilago farfara</i>	Coltsfoot	F
<i>Salix sp</i>	Willow Sp	F
<i>Ranunculus repens</i>	Creeping buttercup	F
<i>Acer pseudoplatanus</i>	Sycamore	O
<i>Buddleja davidii</i>	Buddleia	O
<i>Arrhenatherum elatius</i>	False oat grass	O
<i>Helianthus sp.</i>	Sunflower sp	O
<i>Geranium molle</i>	Dove's-foot cranes-bill	O

<i>Medicago lupulina</i>	Black medic	O
<i>Jacobaea vulgaris</i>	Ragwort	O
<i>Rumex obtusifolius</i>	Broad leaved dock	O
<i>Ilex aquifolium</i>	Holly	R
<i>Acer platanoides</i>	Norway Maple	R
<i>Aster sp.</i>	Michaelmas daisy	R
<i>Cirsium vulgare</i>	Spear thistle	R
<i>Euphorbia peplus</i>	Petty spurge	R
<i>Tripleurospermum inodorum</i>	Scentless mayweed	R

Target Note 004

Area of semi-natural broad-leaved woodland in the south and east of the site. The woodland mostly comprises semi-mature to mature trees. The canopy is gappy, allowing light to penetrate through to the ground flora. The understory is dense in parts and the ground flora is restricted to discrete areas with some areas dominated by grass species and other by nettle. The invasive non-native Himalayan balsam was recorded within this habitat.

Canopy

<i>Acer pseudoplatanus</i>	Sycamore	A
<i>Fraxinus excelsior</i>	Ash	F
<i>Betula pendula</i>	Silver birch	F
<i>Quercus ilex</i>	Holm oak	R

Understory

<i>Rubus fruticosus</i>	Bramble	D
<i>Convolvulus sp.</i>	Bindweed sp	A
<i>Crataegus monogyna</i>	Hawthorn	O
<i>Sambucus nigra</i>	Elder	O
<i>Acer pseudoplatanus</i>	Sycamore	O
<i>Ilex aquifolium</i>	Holly	O
<i>Salix cinerea</i>	Grey willow	O
<i>Prunus sp.</i>	Cherry	O

<i>Quercus sp.</i>	Oak sp.	O
<i>Hedera helix</i>	Ivy	O
<i>Cotoneaster sp.</i>	Tree cotoneaster	O
<i>Prunus laurocerasus</i>	Cherry laurel	O
<i>Cornus sanguinea</i>	Dogwood	R
<i>Hypericum sp.</i>	St John's-wort	R
<i>Lonicera nitida</i>	Wilsons honeysuckle	R
<i>Ribes sp.</i>	Currant species	R
Ground flora		
<i>Holcus lanatus</i>	Yorkshire fog	F
<i>Lolium perenne</i>	Perennial ryegrass	F
<i>Plantago lanceolata</i>	Ribwort plantain	F
<i>Ranunculus repens</i>	Creeping buttercup	F
<i>Hedera helix</i>	Ivy	F
<i>Vicia sepium</i>	Bush vetch	O
<i>Vicia sativa</i>	Common vetch	O
<i>Phleum pratense</i>	Timothy	O
<i>Geranium robertianum</i>	Herb Robert	O
<i>Galium aparine</i>	Cleavers	O
<i>Equisetum sp.</i>	Horsetail species	O
<i>Hypericum sp.</i>	St John's-wort	R
<i>Dryopteris filix-mas</i>	Male-fern	R
<i>Jacobaea vulgaris</i>	Ragwort	R
<i>Urtica dioica</i>	Nettle	F
<i>Convolvulus sp.</i>	Bindweed sp	A
<i>Reynoutria japonica</i>	Japanese Knotweed	R

Target Note 005

Area of species-poor modified neutral grassland in the centre of the site, likely to be derived from amenity grassland that has been left unmanaged since the school was closed.

<i>Festuca rubra</i>	Red Fescue	F
<i>Moss sp.</i>	Moss species	F
<i>Ranunculus repens</i>	Creeping Buttercup	F
<i>Chamaenerion angustifolium</i>	Rosebay willowherb	F
<i>Holcus lanatus</i>	Yorkshire fog	F
<i>Medicago lupulina</i>	Black medic	F
<i>Cirsium vulgare</i>	Spear Thistle	O
<i>Dactylis glomerata</i>	Cock's-foot	O
<i>Lolium perenne</i>	Perennial Ryegrass	O
<i>Trifolium pratense</i>	Red clover	O
<i>Vicia sativa</i>	Common vetch	O
<i>Plantago lanceolata</i>	Ribwort plantain	O
<i>Quercus sp.</i>	Oak species	R
<i>Taraxacum officinale agg.</i>	Dandelion	R
<i>Jacobaea vulgaris</i>	Ragwort	R

Annex C: HSI Survey Results

Table A.1: HSI Assessment Results

Waterbody ID	SI1	SI2	SI3	SI4	SI5	SI6	SI7	SI8	SI9	SI10	HSI	
	Location	Area m ²	Permanence	Water Quality	Shade %	Waterfowl	Fish	Density	Terrestrial Habitats	Macrophyte Cover %	Overall Score	Suitability Category
P1	A	>2000	Never	Poor	15	Major	Major	1	Poor	10	0.25	Poor
P2	A	150	Sometimes	Moderate	80	Absent	Possible	1	Good	20	0.60	Average

Drawings

Phase 1 Habitat Survey - TEP Ref: G10188.007A

Site Layout Plan - Pozzoni Ref: 6071-POZ-XX-ZZ-DR-A-1200 Rev P06, March 2024

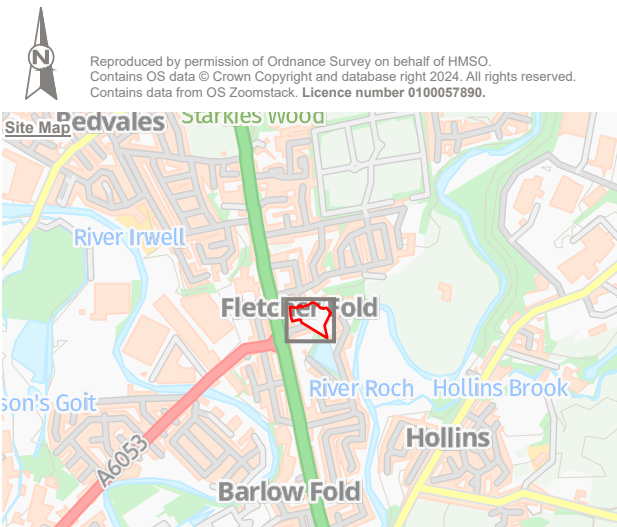
Planting Plan – TEP Ref: D10188.201



KEY

- Site boundary
- Target note
- Cotoneaster
- Himalayan balsam
- Japanese knotweed
- Montbretia
- Scattered scrub
- Scattered broad-leaved tree
- Log pile/brush
- PRF-I: broad-leaved tree with potential roost feature suitable for individual/very small numbers of bats
- PRF-M: broad-leaved tree with potential roost feature suitable for multiple bats
- Fence
- Wall
- Semi-natural broad-leaved woodland
- Dense/continuous scrub
- Species-poor modified neutral grassland
- Bare ground with ephemeral/short perennial
- Hardstanding

Note:
The locations of habitats and habitat features are indicative.



A	Updated site boundary and habitats.	IJ	CC	29/04/2024
Rev	Description	Drawn	Approved	Date

TEP | **THE ENVIRONMENT PARTNERSHIP**

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Fletcher Fold Road

Title
Phase 1 Habitat Survey

Drawing Number
G10188.007A

Drawn	Checked	Approved	Scale	Date
CW	AR	BW	1:550 @ A3	29/04/2024



SITE LAYOUT PLAN
1 : 500

NOTES

ACCOMMODATION SUMMARY

TYPE	COUNT
Two bedroom bungalow	4
One bedroom apartment	27
Two bedroom apartment	12
Total	43

All accommodation is designed to be accessible and adaptable (Part M4 Category 2)

PARKING PROVISION

Table 2 of Bury Councils SPD 11 requires 1.5 parking spaces in an accessible area, which this is, for a 2 bed dwelling. For sheltered housing the requirement is for 1 space per 3 units.

We have indicated 2 spaces per dwelling for the bungalows which are for sale. For the apartments we have indicated 20 spaces for the 39 dwellings to allow for visitor parking.

REFUSE STORAGE PROVISION

Bungalows
4 x 240 litre wheeled bins (general waste, pulvable recycling, mixed recycling and garden waste) to be stored within the garden

Apartments
Storage space for bins will be provided in the kitchens of the apartments. An external refuse store is provided close to the main entrance into which residents will deposit their waste. Those unable to do so will be assisted as part of their care package.

TYPE	REQUIRED*	PROVISION
General waste	4,290 ltr	4 x 1100 ltr
Pulpable recycling	2,145 ltr	2 x 1100 ltr
Mixed recycling	2145 ltr	2 x 1100 ltr
Food waste	390 ltr	2 x 240 ltr

* based on the GD04 Waste Storage and Collection Guidance for New Developments by Manchester City Council. Required provision to be checked and confirmed as part of pre-application discussions.

Notes

The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing. This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars

TO BE USED ONLY AS GUIDANCE

1:100 mm 1000 3000 5000

1:200 mm 5000 8000

1:500 M 5 15 25

1:1250 M 10 30 50 70

KEY

Proposed Tree

Existing category A tree*

Existing category B tree*

Existing category C tree*

Root protection zones*

* For further information about the existing trees please refer to the Tree Survey by TEP

P03	Revised site boundary to site ownership boundary	BAP	08/02/24
P02	Changes to car park and turning head following pre-app Highways feedback	EM	30/01/24
P01	Issued for Pre-App planning advice	EM	19/01/24
Rev	Description	By	Date
Client	ARCON HOUSING ASSOCIATION (BOLTON AT HOME)		
Job	FLETCHER FOLD ROAD, BURY		
Drawing	PLANNING - SITE LAYOUT PLAN		
Issued	6071_1200	Rev	P03
Ref	6071-POZ-XX-ZZ-DR-A-1200		
Date	19/01/24	Scale	1 : 500 @ A2
EM	EM	Approved	JW
Planning	Tender	Construction	
Design	Contract	As Built	

pozzoni

Woodville House
2 Woodville Road
Altrincham
WA14 2FH

+44 161 928 7848
www.pozzoni.co.uk
architects@pozzoni.co.uk



Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office.
© Crown Copyright and database right 2010. All rights reserved.

Rev	Description	Drawn	Approved	Date

TEP

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project no. 10188 Project name Fletcher Fold, Bury

Stage Planning

Status Planning

Title Planting Schedule

Drawing no. D10188.200

Scale 1:250 @ A1	Date 26/04/24	Rev P01
Drawn SC	Checked NJH	Approved NJH

HEAD OFFICE WARRINGTON	MARKET HARBOROUGH	GATESHEAD	LONDON	CORNWALL
01925 844004 tep@tep.uk.com	01858 383120 mh@tep.uk.com	0191 605 3340 gateshead@tep.uk.com	020 3096 6050 london@tep.uk.com	01326 240081 cornwall@tep.uk.com