

Preliminary Ecological Appraisals

Areas being considered for allocation for future development within the Places for Everyone Strategic Plan in Oldham

Addendum June 2021 assessing boundary changes to the following proposed allocations –

- *Stakehill*
- *Land South of Coal Pit Lane (part of Ashton Road Corridor)*
- *Chew Brook Vale (Robert Fletchers)*



For

Oldham Council

By

**The Greater Manchester Ecology Unit
Dukinfield Town Hall
King Street
Dukinfield**

gmeu@tameside.gov.uk

June 2021

Introduction

In 2020 Preliminary Ecological Appraisals were undertaken by the Greater Manchester Ecology Unit of sites being considered for allocation for future development in Oldham as part of a strategic plan for Greater Manchester.

Since that time –

- The Plan, formerly known as the Greater Manchester Spatial Framework and including all ten of the Districts of Greater Manchester, has been renamed as the ‘Places for Everyone’ Strategy because Stockport Council has withdrawn from the Plan
- Oldham Council has amended the boundaries of a number of the proposed allocations.

Accordingly, a number of areas have been re-appraised. These sites are –

- Stakehill,
- Land South of Coal Pit Lane (part of the Ashton Road Corridor),
- Chew Brook Vale (Robert Fletchers)

For the results of the previous Appraisals of these sites, a full description of the methodology used in the Appraisals, and for a complete Appraisal of all of the sites involved, reference should be made to the full Appraisal Report.

Stakehill (part of a wider site known as land west of A627M)

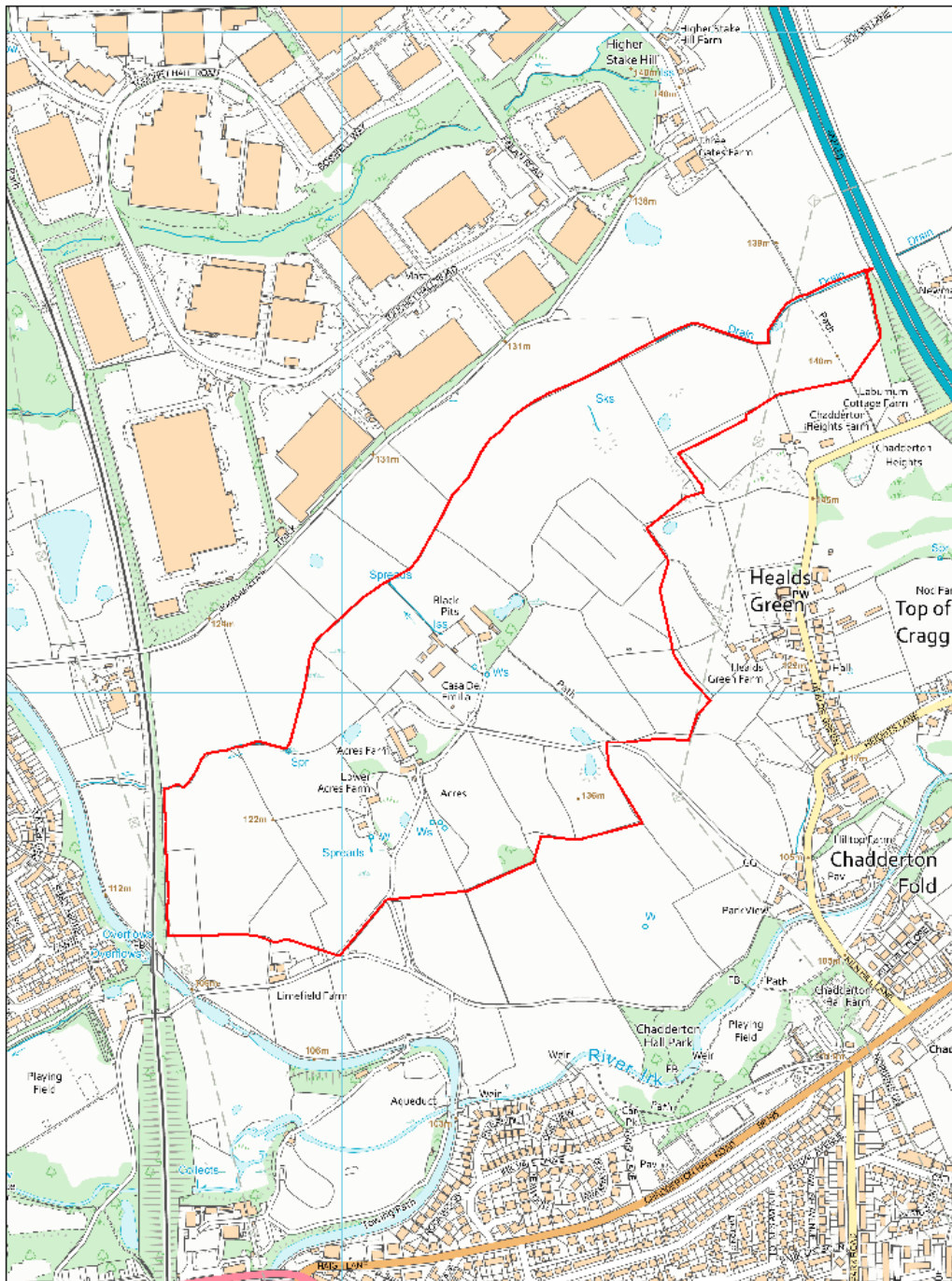


Fig 1 Revised boundary of the Stakehill allocation (in red)

Site ref. no	JP2
Site Name	Stakehill
NGR (centre of Site)	389260 407050
Area (Ha)	43.77
Does the site already have permission?	No
Are there existing ecology assessments?	Unknown
Will development of the site affect any statutory nature conservation sites?	Potentially Yes, parts of the site are within 100m of the Rochdale Canal SAC/SSSI. The South Pennine Moors SAC/SPA may be affected by increases in recreation and air pollution effects
Would a development proposal be likely to require a Habitats Regulations Assessment?	Yes, because of the proximity to the Rochdale Canal SAC but also potentially for impacts on the South Pennines. A project specific Habitats Regulation Assessment for planning applications of 1,000 sqm / 50 dwellings or more.
Will the development of the site affect any Local Wildlife Sites?	Yes, the Rochdale Canal is also a Local Wildlife Site (Grade A Site of Biological Importance)
Does the Site have any potential to support specially protected species?	Yes, ponds on site could support great crested newts and water voles and the site supports foraging habitat for Barn owls and farmland birds. Buildings could support roosting bats and the site supports good foraging habitat for bats. Reasonable Badger habitat is present.
Does the Site support, or have the potential to support priority habitat types and/or priority species?	Yes,

- Habitats - hedgerows and ponds
- Species – farmland birds including linnet, reed bunting and barn owl, common toads

Overall evaluation of potential ecological constraints

The site itself is not designated at any level for its nature conservation value but it does support priority habitats and species and it is close to the Rochdale Canal SAC.

Currently there are no known ecological constraints which are so important as to preclude the allocation of the site, but ecological mitigation and compensation will likely be needed to avoid harm to important habitats and species.

At planning application stage surveys will be needed for –

- Bats
- Amphibians
- Farmland Birds
- Badgers
- Extended Phase 1 habitat surveys

An assessment of the potential impacts of any development proposals on the special nature conservation importance of the Rochdale Canal SAC will also be needed.

Land South of Coal Pit Lane (formerly part of the Ashton Road Corridor allocation)

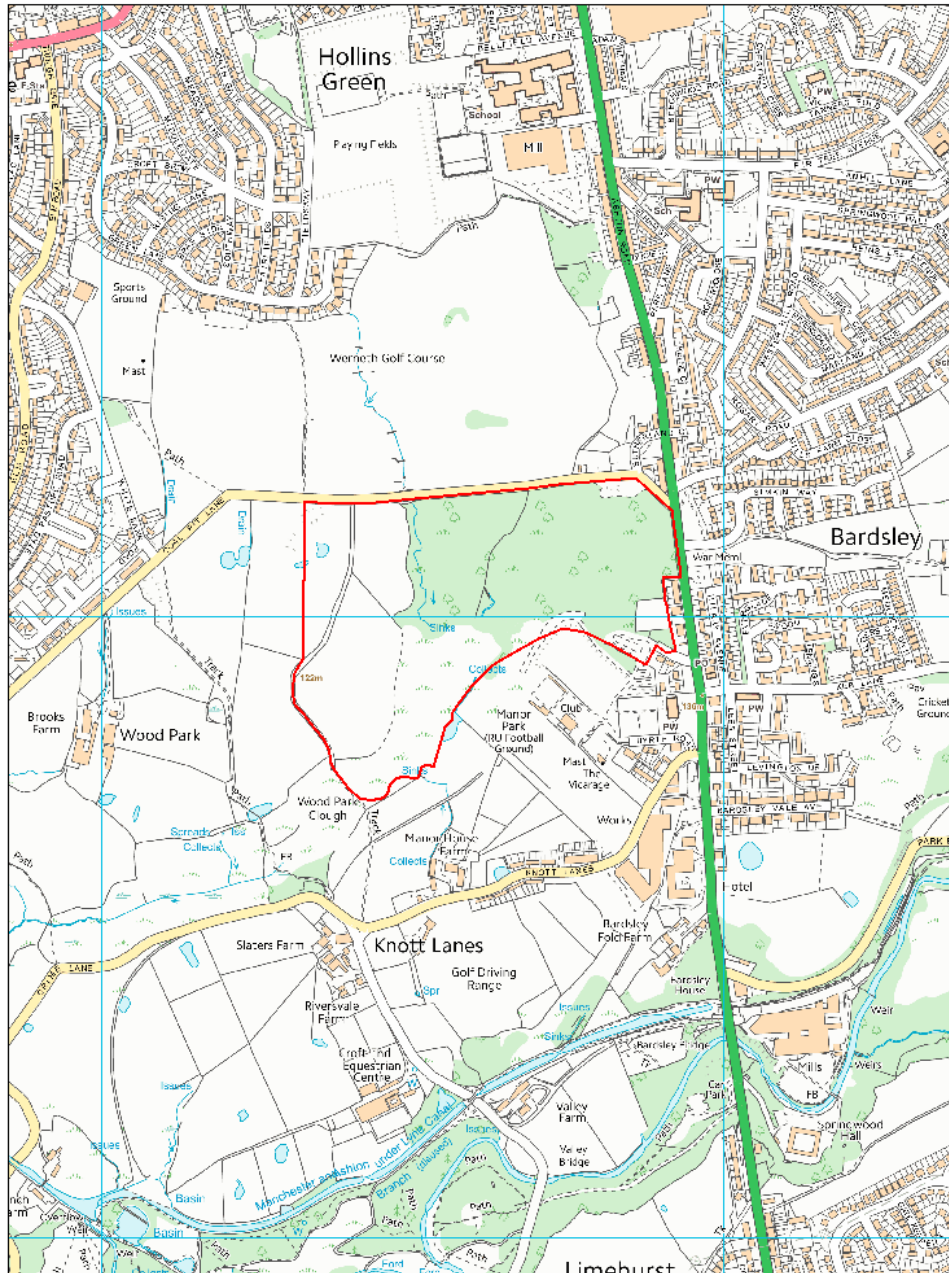


Fig 2 Revised boundary of Coal Pit Lane allocation

Site ref. no	JP17
Site Name	Land South of Coal Pit Lane (formerly part of the Ashton Road Corridor)
NGR (centre of Site)	392580 402040
Area (Ha)	Approx. 19.84
Does the site already have permission?	No
Are there existing ecology assessments?	Unknown
Will development of the site affect any statutory nature conservation sites?	No
Would a development proposal be likely to require a Habitats Regulations Assessment?	No
Will the development of the site affect any Local Wildlife Sites?	No
Does the Site have any potential to support specially protected species?	Yes, possible great crested newts, badgers and bat foraging
Does the Site support, or have the potential to support, priority habitat types?	Yes, Ponds, broadleaved woodland, hedgerows
Overall evaluation of potential ecological constraints	There would be a presumption against the loss of ponds and woodland. If these features are lost compensation would be required
Recommendations for further surveys that would be necessary to inform planning applications	<ul style="list-style-type: none"> • Amphibian surveys • Extended Phase 1 habitat survey

- Badger surveys
- Bat surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraint to future developments?

The broadleaved woodland is a potential significant constraint

Chew Brook Vale (Robert Fletchers)

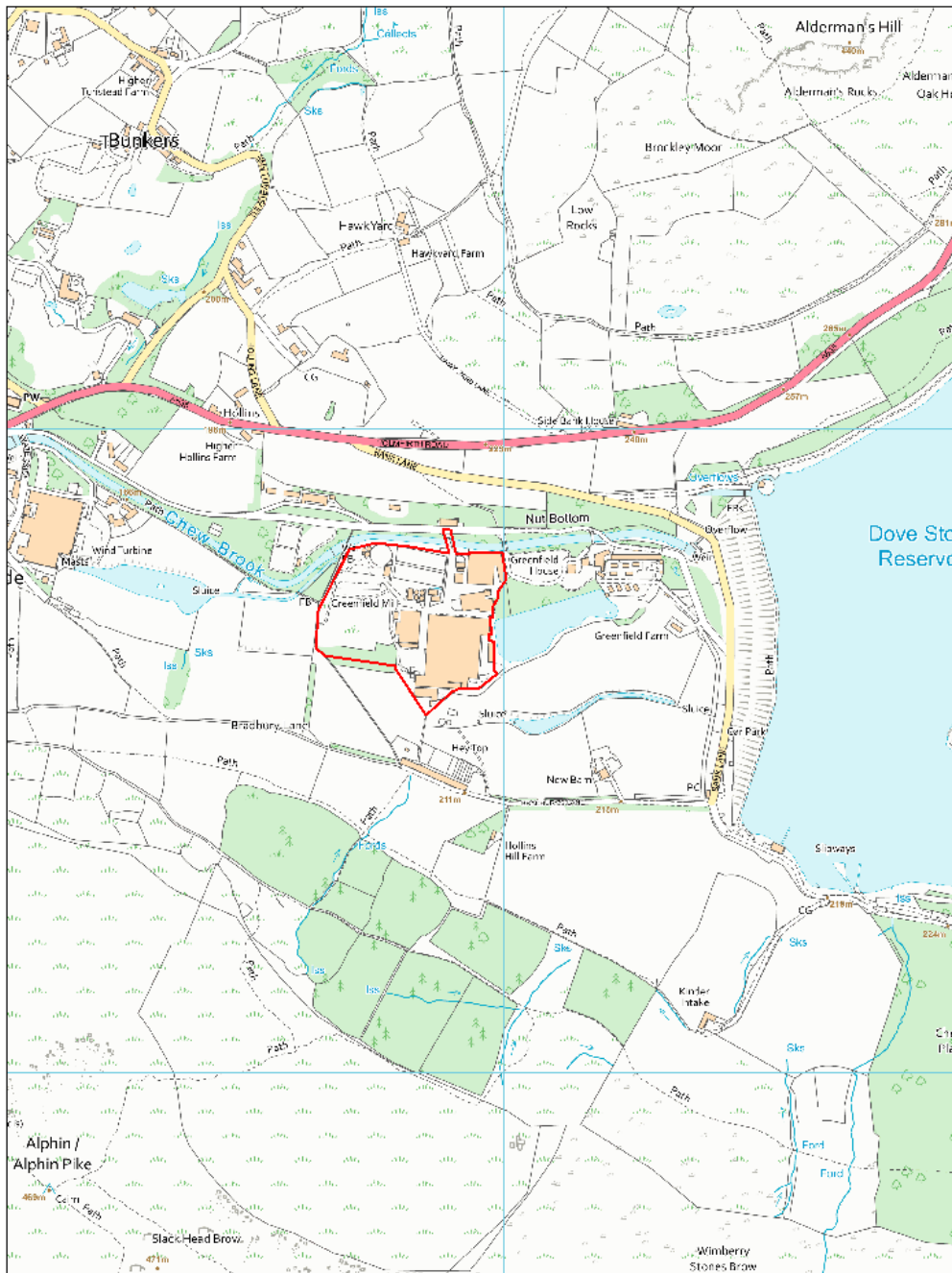


Fig 3 Revised boundary of Chew Brook Vale

Site ref. no	JP15
Site Name	Chew Brook Vale (Robert Fletchers)
NGR (centre of Site)	399840 403760
Area (Ha)	5.38
Does the site already have permission?	No
Are there existing ecology assessments?	Unknown
Will development of the site affect any statutory nature conservation sites?	Potentially yes, the site is within 600m of the South Pennine Moors SPA/SAC/SSSI indirect effects (recreational pressure) may arise. This issue has been Assessed as part of the HRA of the GMSF
Would a development proposal be likely to require a Habitats Regulations Assessment?	Potential impacts have already been Assessed as part of the HRA of Places for Everyone but development-specific HRA may also be required
Will the development of the site affect any Local Wildlife Sites?	No
Does the Site have any potential to support specially protected species?	Yes, Bats
Does the Site support, or have the potential to support, priority habitat types or priority species?	The proposed allocation (the former Mill complex) does not support notable habitats but there are notable habitats adjacent to the complex, including ponds, broadleaved woodland and a water course.
Overall evaluation of potential ecological constraints	The former Mill buildings have potential to support bats and nesting birds. The ponds, woodland, water course and potential bird assemblages on the wider sites will need some consideration in any future development proposals.

Recommendations for further surveys that would be necessary to inform planning applications

- Extended Phase 1 habitat survey
- Bat surveys
- Bird surveys

Overall recommendations – are there any identified ecological constraints that would impose a significant constraint to future developments?

- Proximity to the South Pennine Moors SPA may require further assessment
- Potentially bat roosts or nesting birds.

