



Plate 6: TN4- A fast flowing stream to the west of the site.

Buildings

Two small buildings are present on site. These include a pre-fabricated cabin in poor condition and a single storey building with a pitched roof. Descriptions of these buildings along with their bat roost potential can be found in Table 4-1 of this report.

Tall Ruderal and Scattered Scrub

Small areas of bramble dominated scrub are located on the fringes of the woodland and grassland generally associated with piles of rubble and brash which have been left on site from the previous demolition works (Plate 7).



Plate 7: TN5- Bramble scrub, with brash and rubble at the edge of the grassland.

The former allotments are no longer in use and have become dominated by a mixture of scattered bramble scrub, tall ruderal herbs and secondary woodland regeneration (Plate 8). Former allotment sheds are still present, although these have declined in quality and are now all at least partially derelict.





Plate 8: TN6- View of the allotment area, showing the dilapidated buildings, bramble scrub and tall ruderal herb communities that are dominated by rosebay willow herb (*Chamerion angustifolium*).

4.3 Species

4.3.1 Bat Roost Potential in Buildings

The pre-fabricated cabin (TN7) and the single storey building (TN9) were searched for signs of occupation by roosting bats, and assessed for their potential to support roosts. Table 4-1 provides a description of these buildings along with features that could potentially support bats. Drawing 6 illustrates the location of both buildings.

**Table 4-1:
Bat Roost Potential of the Building**

Building	Description of Features
<p>Pre-fabricated Cabin (TN7)</p>	
	<p>Description: A portable pre-fabricated cabin with a flat roof, located on an area of concrete hard standing. The doors of this building have been removed.</p>
	<p>Potential Bat Features: This building is in a poor condition, but has no cracks, crevices or features that are considered suitable for roosting bats.</p>
	<p>Bat Evidence: None</p> <p style="text-align: center;">Negligible Potential to Support Roosting Bats</p>
<p>Single Storey Building (TN9)</p>	
	<p>Description: A single storey building is located near the centre of</p>

Building	Description of Features
	<p>the site. This building has a pitched and gable ended roof covered in corrugated metal sheeting. Guttering is attached directly to bargeboards and the brickwork is rendered. Access in to the building revealed a roof void with a small loft hatch. This was not access due to health and safety restrictions.</p>
	<p>Potential Bat Features: There are gaps behind the fascia boarding, both at the eaves of the roof and along the gable end.</p>
	<p>Bat Evidence: None</p> <p style="text-align: center;">Low Potential to Support Roosting Bats</p>

The dilapidated buildings within the allotment area (Plate 8, TN6) could not be accessed for a detailed inspection, however due to the nature of their construction and current condition, they are considered to be of negligible potential to support roosting bats.

4.3.2 Bat Roost Potential in Trees

None of the trees on site were considered to have potential to support bat roosts. They are all young to semi-mature specimens and are therefore too small to have developed potential roost features.

4.4 Amphibians (including Great Crested Newt)

There are no records of great crested newt within 2 km of the site.

There are two water bodies within 500 m of the site boundary. The closest is a series of three reservoirs separated by concrete retaining walls, located approximately 130 m to the northwest (Plate 9, TN12). Due to the interconnected nature and overall proximity of these ponds they have been treated as one water body for the purposes of the Habitat Suitability Assessment.



Plate 9: TN12- Reservoir ponds located 130 m to the west of the site.

The reservoir ponds are largely lacking in macrophytes and are surrounded by a narrow belt of woodland, consisting largely of goat willow. This woodland belt ultimately connects to the woodland located within the site. Based on the HSI assessment score of 0.49, the reservoirs are considered to offer 'poor' habitat suitability for great crested newt.

The second waterbody is located approximately 480 m to the west of the site boundary. This pond was viewed from aerial photographs only and so no HIS score could be obtained. However, this pond is separated from the site by two busy roads: Hollins House Lane and Hollins Grove Street. These two roads, combined with the overall distance are considered to be an effective barrier to migration and this pond has been discounted from further assessment.

While being of low suitability for great crested newt, more generalist amphibian species may use the site such as common frog (*Rana temporaria*) smooth newt (*Triturus vulgaris*) and toad (*Bufo bufo*), the latter being a UK BAP species.

4.5 Breeding Birds

Magpie (*Pica pica*), and carrion crow (*Corvus corone*) were observed on the site during the survey. The site is overall considered to be of low potential for breeding birds consisting predominantly of unsuitable habitat (hard standing and species poor, semi-improved grassland) and it is considered highly unlikely to support a significant assemblage of rare or notable birds. The woodland block around the south and west of the site does however have potential to support commonly occurring passerine bird species.

4.6 Reptile

There are no records for reptile species within 2 km of the site.

The majority of the site is considered to be of negligible potential for reptiles, the exception being the woodland, grassland and former allotment gardens that do have potential to support reptile populations. In addition the piles of rubble which have been left on site after the demolition of the factory building have potential as hibernacula (Plate 10, TN8). However these rubble piles have been created within the last four years and due to the isolation of these habitats and the separation of areas of grassland by large expanses of hard standing, the potential for reptile presence becomes limited.



Plate 10: TN8- Pile of brick rubble between species poor, semi-improved grassland and hard standing.

4.7 Badger

No badger setts, or other evidence of badger occupation were noted during the survey. The woodland and grassland are considered the only potential habitats for badger on site. However, due to the size, age and wet nature of the woodland it is considered to be less than ideal for this species. It is therefore considered that badgers will not be affected by the proposed development and this species is not considered further within this report.

4.8 Water Vole and Otter

The small stream (TN4) which crosses the site is considered to have very low potential to support water vole and no evidence, such as feeding lawns or latrines, to indicate the presence of this species was found during the site visit. Aquatic vegetation was also limited here. It was noted that the water levels within the stream are highly reactive to rain fall which further limits its potential as suitable habitat. Water vole are highly unlikely to be present within the stream and are therefore not considered further within this report.

The watercourse is considered unsuitable for otter both as a foraging resource and a commuting route due to its lack of connectivity to larger water courses. Due to the unsuitability of habitats, otter are not considered further within this report.

4.9 Invasive Species

No invasive species were recorded either within, or immediately beyond the site boundary. All records of invasive and non-native species are displayed in Drawing 5.

5.0 DISCUSSION AND RECOMMENDATIONS

5.1 Habitats

The habitats on site are limited and for the most part considered to have negligible potential to support any protected or notable species of flora, the only exception being the small area of woodland to the south west of the site. The value of this woodland is considered to be limited due to its age, small extent and isolation from the wider landscape. Its value is therefore based on the species that may utilise the woodland rather than having significant value in its own right.

5.2 Bats

The site contains two buildings; the building at TN7 has been assessed as having negligible potential for roosting bats. The building at TN9 is considered to have low potential due to gaps behind the fascia boarding, and a separate roof void. It is recommended that a detailed internal and external building inspection, including an endoscope survey, is undertaken on this building, supplemented by a single dusk emergence survey (with two surveyors present) to be undertaken between May and August inclusive. If bats are confirmed as roosting on the site, mitigation will be required to meet protected species licensing requirements.

The trees on site are all considered to be too young or small to have developed suitable PRFs. Bats may use the site for foraging and commuting, although activity is likely to be limited to the woodland along the south and west perimeter of the site. In order to keep these areas dark, no provision for lighting has been made in the rear gardens of the proposed properties. The construction of housing here is unlikely to significantly affect the value of the foraging and commuting habitats.

5.3 Amphibians and Reptiles

The site offers limited opportunities for amphibians as it contains no ponds. However the nearby reservoir, whilst being of low suitability for great crested newt, does have potential to allow frog, toad and smooth newt to breed. The potential for reptiles on site is also considered to be low, primarily due to the lack of sufficient areas of suitable habitat.

There exists suitable features for hibernating reptiles and amphibians on the site in the form of piles of bricks, rubble and wooden boarding and as such it is recommended that any site clearance works are undertaken when reptiles and amphibians are active (i.e. between April and September) and after suitable areas of rubble are hand search by an experienced ecologist.

5.4 Breeding Birds

The site offers limited opportunities for breeding birds. These are largely concentrated within the woodland to the south and west. It is recommended that, if possible and practicable, site clearance works are phased to avoid the main bird breeding season, taken to be March to August inclusive. If this is not possible, suitable breeding bird habitat that requires removal should be searched for evidence of breeding birds by a suitably experienced ecologist. Any

active nests should be left untouched with a suitable buffer zone (10 m radius), until young have fledged.

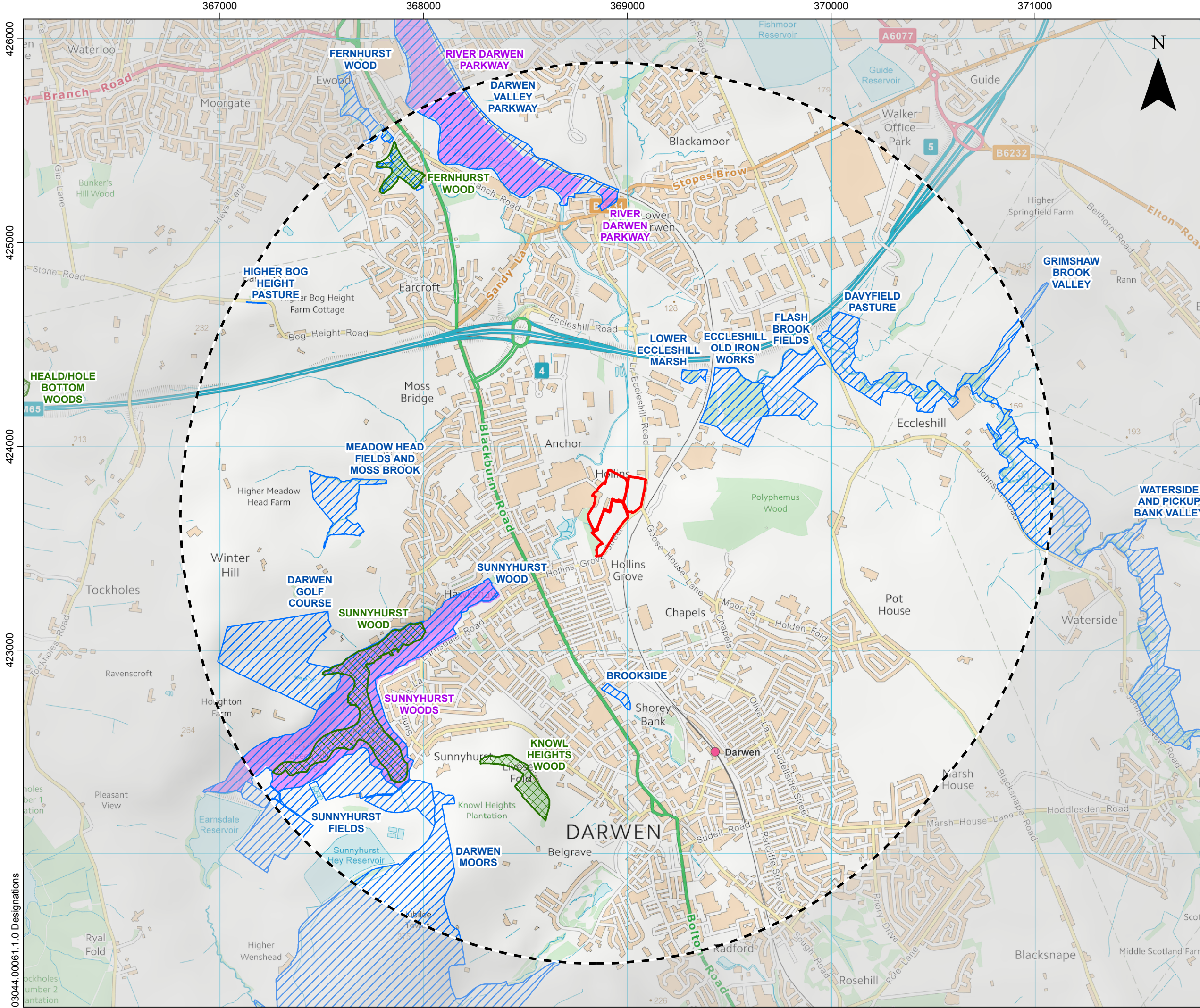
The erection of Tree Protection Zone around those trees to be retained should effectively minimise disturbance to any birds nesting during the construction phase.

6.0 CLOSURE

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.






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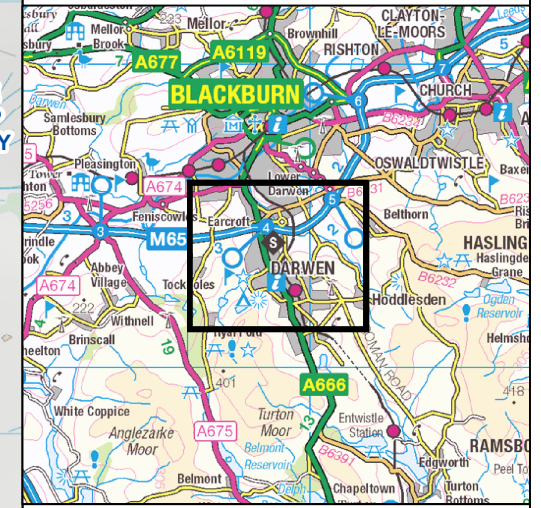
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NOTES
 1. DESIGNATION DATA PROVIDED BY LANCASHIRE ENVIRONMENT RECORD NETWORK, LANCASHIRE COUNTY COUNCIL

LEGEND

-  SITE BOUNDARY
-  2km BUFFER FROM SITE BOUNDARY
-  BIOLOGICAL HERITAGE SITES
-  LOCAL NATURE RESERVE
-  ANCIENT WOODLAND INVENTORY



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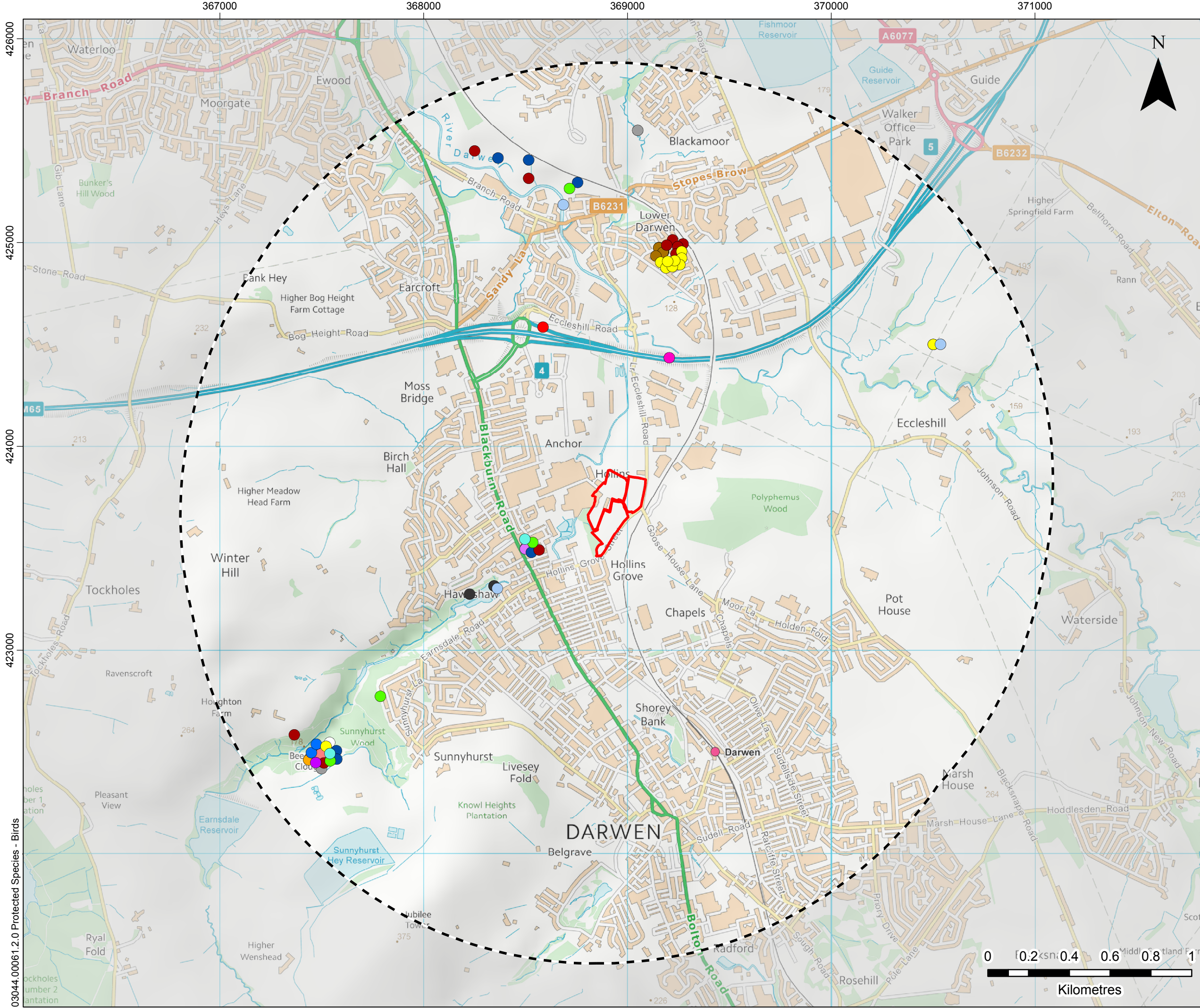
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ECOLOGICAL DESK STUDY
DESIGNATED SITES

1

Scale: 1:17,500 @ A3 Date: NOVEMBER 2016



NOTES
 1. PROTECTED SPECIES DATA PROVIDED BY LANCASHIRE ENVIRONMENT RECORD NETWORK, LANCASHIRE COUNTY COUNCIL

LEGEND

- SITE BOUNDARY
- 2km BUFFER FROM SITE BOUNDARY

BIRDS (OCCURANCE)

- BLACK-HEADED GULL (2)
- BULLFINCH (2)
- DUNNOCK (10)
- GREY HERON (3)
- GREY WAGTAIL (2)
- HOUSE SPARROW (3)
- LAPWING (1)
- LESSER REDPOLL (1)
- MISTLE THRUSH (2)
- PIED FLYCATCHER (1)
- REDWING (1)
- SONG THRUSH (4)
- SPOTTED FLYCATCHER (1)
- STARLING (10)
- SWIFT (1)
- WILLOW WARBLER (6)
- WOODCOCK (1)

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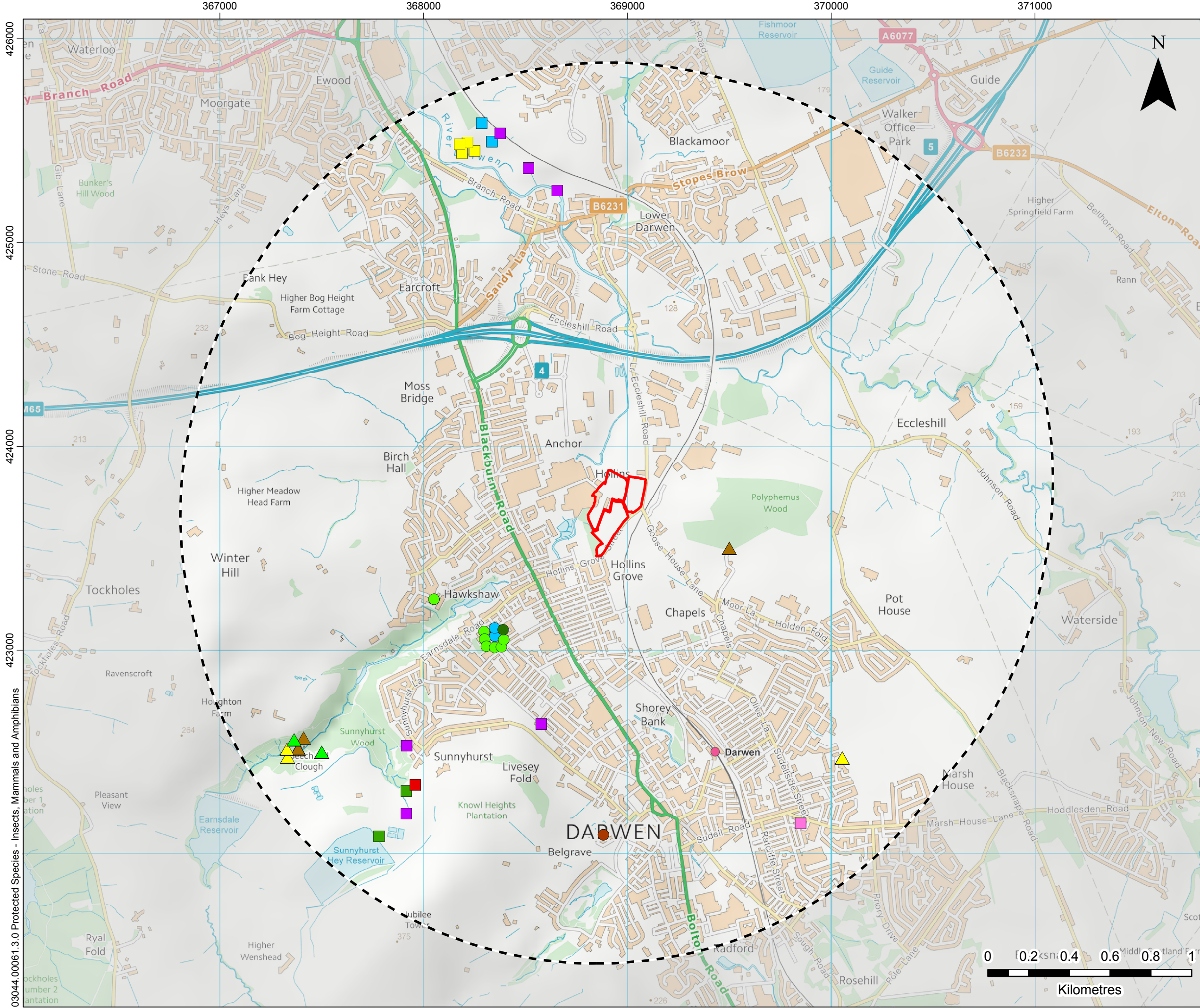
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ECOLOGICAL DESK STUDY
PROTECTED SPECIES - BIRDS

2

Scale 1:17,500 @ A3 Date NOVEMBER 2016

03044.00061.2.0 Protected Species - Birds




NOTES
 1. PROTECTED SPECIES DATA PROVIDED BY LANCASTHIRE ENVIRONMENT RECORD NETWORK, LANCASTHIRE COUNTY COUNCIL

LEGEND


- SITE BOUNDARY
- 2km BUFFER FROM SITE BOUNDARY

AMPHIBIANS, MAMMALS AND INSECTS (QUANTITY)

- ▲ COMMON FROG, AMPHIBIAN (2)
- ▲ COMMON TOAD, AMPHIBIAN (3)
- ▲ PALMATE NEWT, AMPHIBIAN (3)
- EUROPEAN WATER VOLE, TERRESTRIAL MAMMAL (1)
- NOCTULE BAT, TERRESTRIAL MAMMAL (2)
- PIPISTRELLE, TERRESTRIAL MAMMAL (7)
- SOPRANO PIPISTRELLE, TERRESTRIAL MAMMAL (1)
- TORMENTIL MINING BEE, INSECT - HYMENOPTERAN (4)
- BUFF ERMINE, INSECT - MOTH (1)
- DINGY SKIPPER, INSECT - BUTTERFLY (1)
- RINGLET, INSECT - BUTTERFLY (2)
- SMALL HEATH, INSECT - BUTTERFLY (2)
- SPECKLED WOOD, INSECT - BUTTERFLY (6)



the urban regeneration specialist

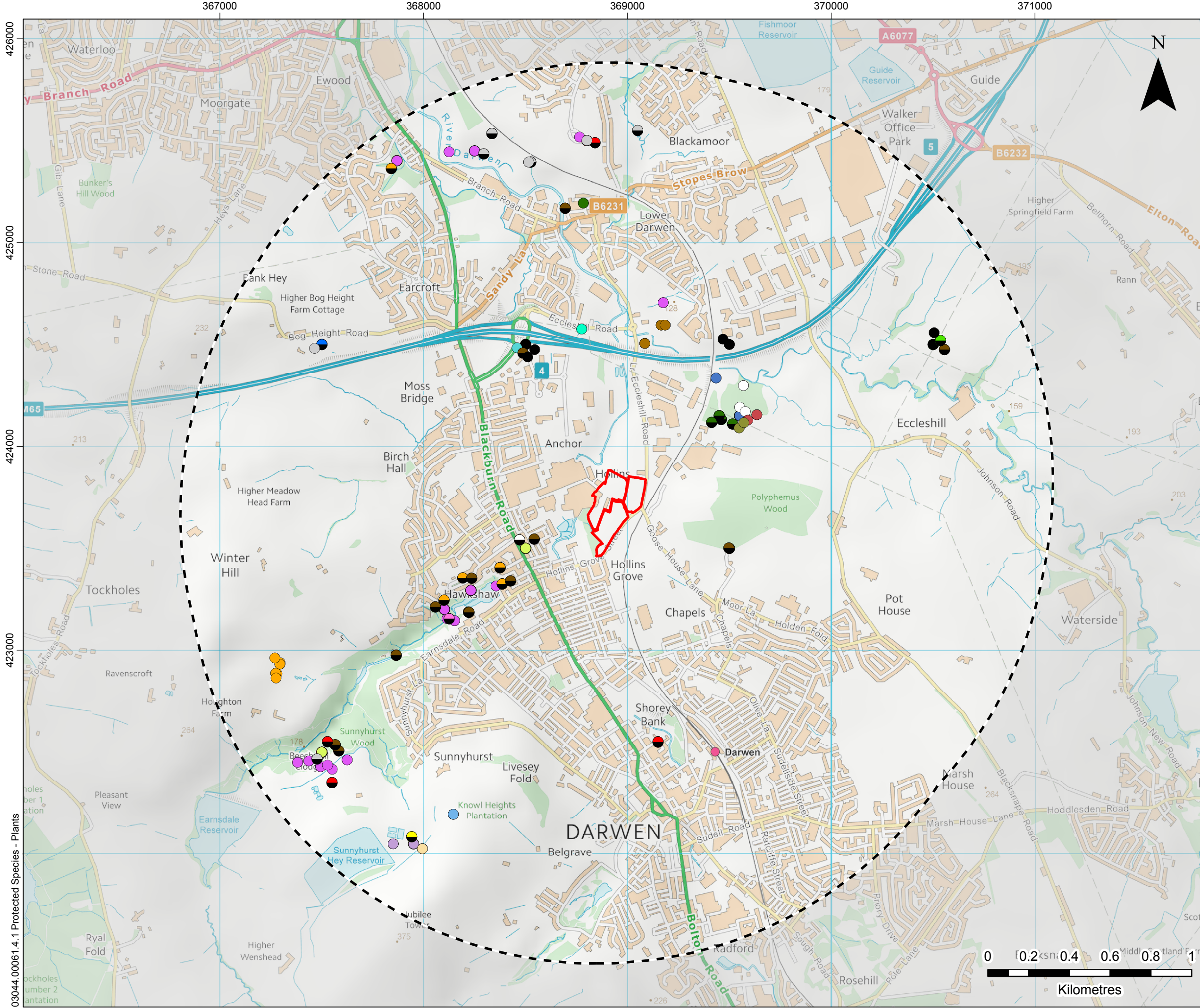


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DARWEN HOLLINS PAPER MILL
ECOLOGICAL DESK STUDY
PROTECTED SPECIES - AMPHIBIANS, MAMMALS AND INSECTS

3

Scale 1:17,500 @ A3 Date NOVEMBER 2016



NOTES
 1. PROTECTED SPECIES DATA PROVIDED BY LANCASTHIRE ENVIRONMENT RECORD NETWORK, LANCASTHIRE COUNTY COUNCIL

LEGEND

- SITE BOUNDARY
- 2km BUFFER FROM SITE BOUNDARY

- PLANTS (QUANTITY)**
- BASIL THYME (2)
 - BLUE MOOR-GRASS (2)
 - BLUEBELL (16)
 - BOG-MYRTLE (1)
 - BOX (1)
 - BURNET ROSE (3)
 - COLUMBINE (2)
 - COMMON CORNSALAD (1)
 - COMMON MEADOW-RUE (1)
 - HAIRY VIOLET (2)
 - HORSETAIL (2)
 - MEZEREON (3)
 - NORTHERN YELLOW-CRESS (3)
 - PETTY WHIN (4)
 - PINK WAXCAP (1)
 - REFLEXED SALTMARSH-GRASS (6)
 - SCOTS PINE (2)
 - SHRUBBY CINQUEFOIL (1)
 - SPURGE-LAUREL (1)
 - STAG'S-HORN CLUBMOSS (1)
 - TUTSAN (5)
 - WELSH POPPY (12)
 - WILD CABBAGE (1)
 - WILD SERVICE-TREE (1)
 - WOOD CRANE'S-BILL (2)
 - YELLOW ARCHANGEL (5)
 - YELLOW BIRD'S-NEST (4)

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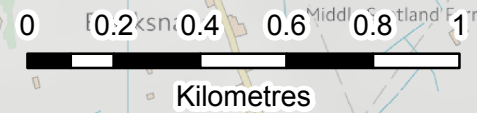
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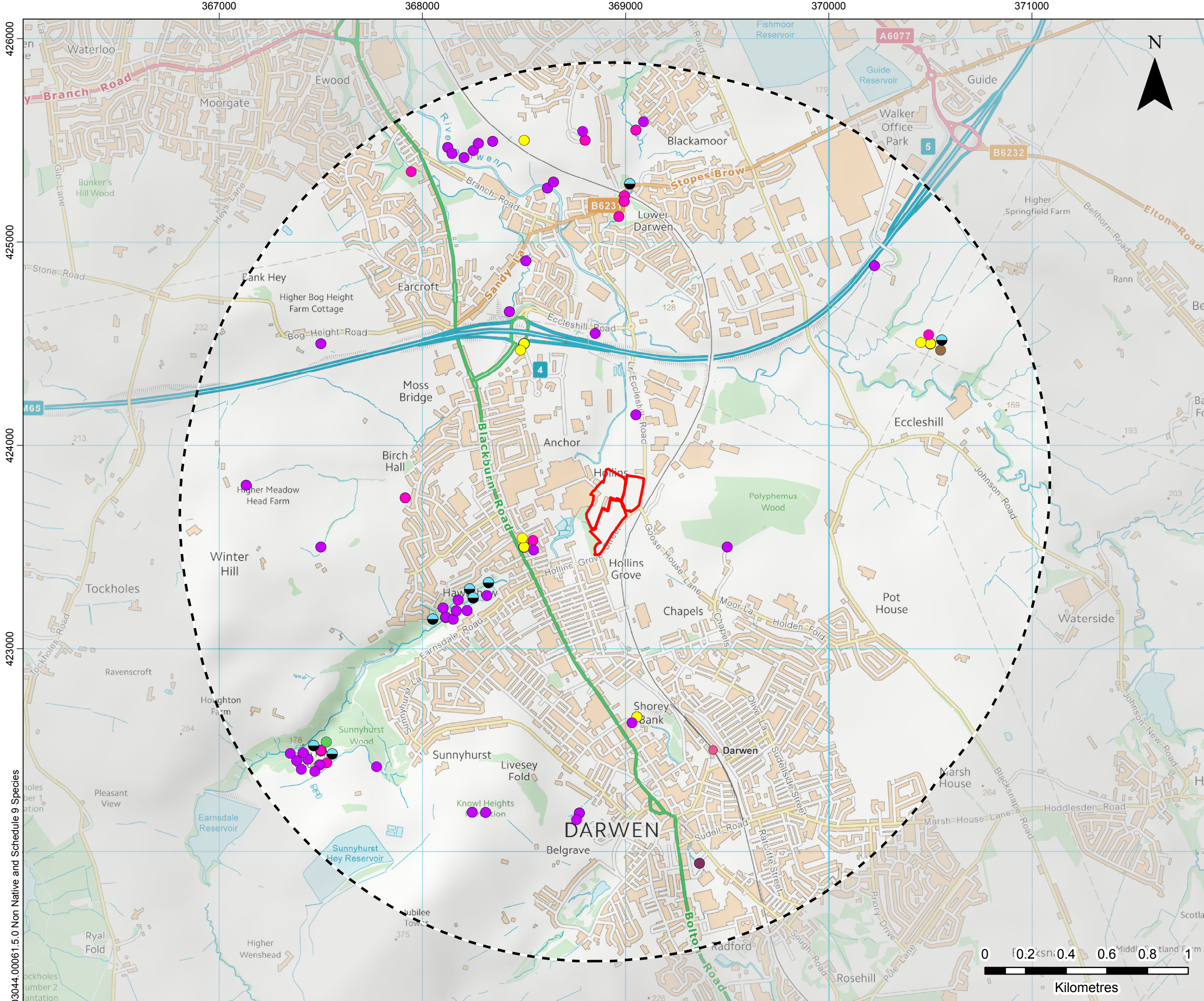
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PROTECTED SPECIES - PLANTS

4

Scale 1:17,500 @ A3 Date NOVEMBER 2016





NOTES
 1. PROTECTED SPECIES DATA PROVIDED BY LANCASHIRE ENVIRONMENT RECORD NETWORK, LANCASHIRE COUNTY COUNCIL

LEGEND

- SITE BOUNDARY
- 2km BUFFER FROM SITE BOUNDARY
- AMERICAN SKUNK-CABBAGE (1)
- BUTTERFLY-BUSH (5)

SCHEDULE 9 SPECIES (QUANTITY)

- CANADIAN WATERWEED (1)
- GIANT HOGWEED (1)
- INDIAN BALSAM (40)
- JAPANESE KNOTWEED (11)
- RHODODENDRON (11)

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DARWEN HOLLINS PAPER MILL
ECOLOGICAL DESK STUDY
NON NATIVE AND SCHEDULE 9 SPECIES

5

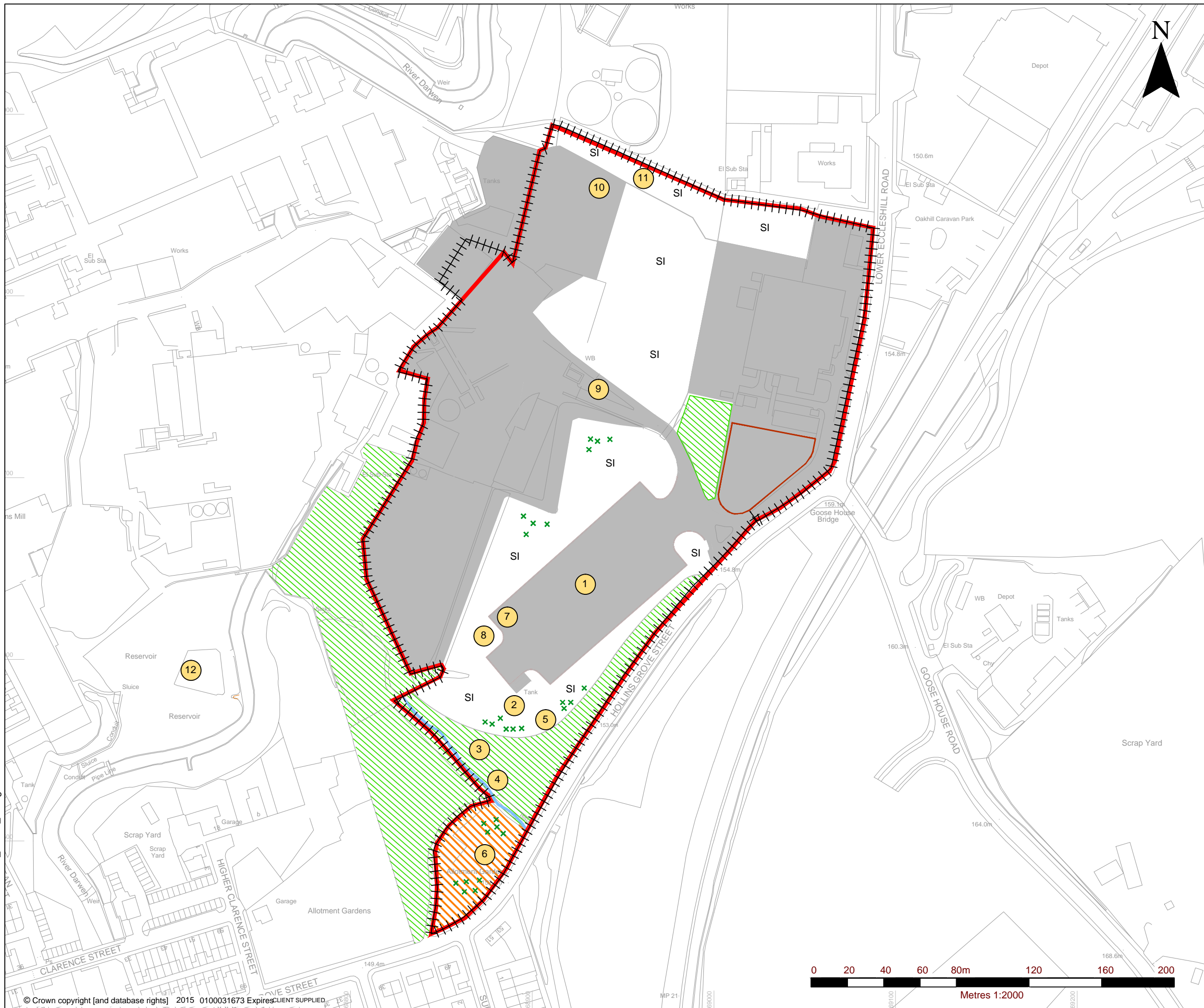
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426000
425000
424000
423000

367000 368000 369000 370000 371000

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LEGEND	
	SURVEY AREA
	BROADLEAVED PLANTATION WOODLAND
	HARDSTANDING
	RUDERAL HERBS
	SCRUB
	SPECIES POOR GRASSLAND
	FENCE
	TARGET NOTE
	WATER
	WALL



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MJ GLEESON
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PHASE 1 HABITAT SURVEY
DRAWING 6

Scale 1:2,000 @ A3 Date NOVEMBER 2016

APPENDIX A – HABITAT SUITABILITY INDEX

Reservoir Pond, 130 metres northwest

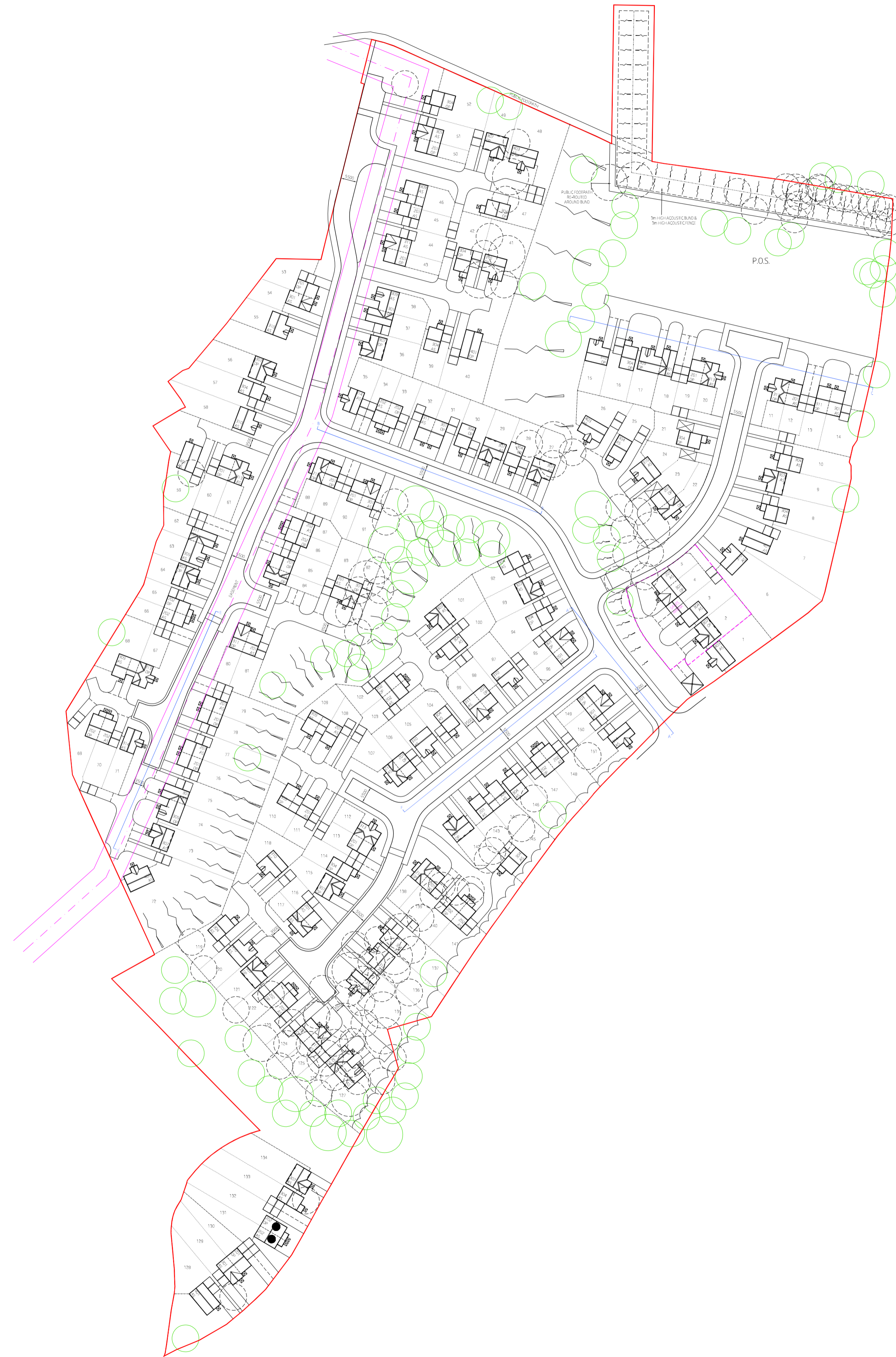
Habitat Suitability Index			SI value
SI1. Map location	A/B/C	A	1.00
SI2. Surface area	rectangle/ellipse/irregular		
	length (m)		
	width (m)		
	OR estimate (m ²) if irregular		
	area (m ²) =	300	0.60
SI3. Dessication rate	never/rarely/sometimes/frequently	never	0.90
SI4. Water quality	good/moderate/poor/bad	poor	0.33
SI5. Shade	% of margin shaded 1m from bank	0	1.00
SI6. Waterfowl	absent/major/minor	minor	0.67
SI7. Fish population	absent/possible/minor/major	minor	0.33
SI8. Pond density	number of ponds within 1km	0	0.10
SI9. Terrestrial habitat	good/moderate/poor/isolated	moderate	0.67
SI10. Macrophyte cover	%	0	0.31
			HSI = 0.49
			provisional
			HSI = 0.59

Use provisional HSI value if above 0.75

APPENDIX B – PROPOSED SITE LAYOUT

Schedule of Accommodation
To be read in conjunction with drawing no. 2895-0-001-C

Housetype	No. of Beds	Type	No. of Units	Percentage
201	2 Bedrooms	Semi-detached	30	19.87
202	2 Bedrooms	Semi-detached	18	11.92
212	2 Bedrooms	Semi-detached	6	3.97
301	3 Bedrooms	Semi-detached	14	9.27
311	3 Bedrooms	Semi-detached	7	4.64
309	3 Bedrooms	Semi-detached	10	6.62
313	3 Bedrooms	Semi-detached	5	3.31
304	3 Bedrooms	Detached	23	15.23
307	3 Bedrooms	Detached	15	9.93
310	3 Bedrooms	Detached	11	7.28
314	3 Bedrooms	Detached	4	2.65
401	4 Bedrooms	Detached	4	2.65
403	4 Bedrooms	Detached	4	2.65
Totals			151	100.00

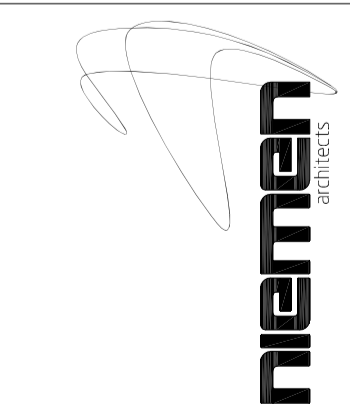


LEGEND:

- 1.8M (6') TIMBER FENCE
- POST & WIRE FENCE
- 3M (10') ACOUSTIC FENCE
- DRIVE DETAIL
- PROPOSED TREES
- EXISTING TREES TO BE REMOVED/PRUNED
- EXISTING TREES TO BE RETAINED
- ⊠ DENOTES FUTURE GARAGE

revision	date	content	initials
H	24.07.17	LAYOUT UPDATED FOLLOWING CLIENTS COMMENTS. SCHEDULE OF ACCOMMODATION UPDATED.	LD
G	06.06.17	RED LINE EXTENDED TO INCLUDE ACOUSTIC FEATURE TO NORTH OF SITE.	JB
F	31.05.17	ACOUSTIC BUND & FENCE EXTENDED AND PUBLIC FOOTPATH RE-ROUTED.	JB
E	30.05.17	ACOUSTIC BUND & FENCE ADDED TO NORTH EAST BOUNDARY.	JB
D	26.05.17	STREET SCENE INDICATORS ADDED. PLOTS 13, 14, 31 & 32 HANDED.	JB
C	18.05.17	PLOTS 21, 22, 23, 24, 27, 28, 92, 93, 94, 108 & 109 AMENDED. SCHEDULE OF ACCOMMODATION UPDATED.	JB
B	12.05.17	SITE LAYOUT RE-DRAWN. SCHEDULE OF ACCOMMODATION UPDATED.	JB
A	14.12.16	VEHICLE TRACKING AND VISIBILITY SPLAYS ADDED.	JB

project		PROPOSED RESIDENTIAL HOLLINS PAPER MILL HOLLINS GROVE STREET, DARWEN	
client		GLEESON HOMES	
title		PROPOSED SITE LAYOUT	
date	scale	drawn	
28.11.16	1:1000 @A1	JB	
drawing number	checked		
2895-0-001 H			



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SKETCH
 subject to structural review
 subject to accurate measured survey

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