



Ecological Impact Assessment

Fallowfield Retail Park

Lidl GB Ltd.

MAN.1230.027.EC.R.001



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Non-Technical Summary

- i. In December 2020 Enzygo Ltd was commissioned by Lidl GB Ltd (the client) to undertake an Ecological Impact Assessment (EclA) of Land at Fallowfield Retail Park, Birchfields Road, Manchester M14 6PE (central grid reference: SJ 86482 94040) located within the Manchester City Council (Rusholme Ward) planning authority. This study will inform a planning application for redevelopment of the site to a retail store. An updated site plan was provided April 2021.
- ii. The following key ecological features and associated recommendations have been identified:
 - **Green Infrastructure** – (Young tree and scrub corridor to the immediate east along the railway embankment provides habitat connectivity and wildlife corridor function through the developed landscape) – Construction phase shall implement measures to retain and protect this off-site corridor, including implementing a sensitive lighting scheme to minimise potential degradation of this habitat;
 - **Bats** – (No evidence of roosting bats or high value potential roosting features noted at the buildings to be demolished. However, several low-quality features such as loose and missing roofing tiles, and gaps beneath timber fascia boards, are present, and access was not possible into retail units in current use. Overall, buildings assessed as providing *Low* suitability roosting habitat with suitability further reduced by urban landscape and high levels of artificial lighting. All trees to be felled are of *Negligible* suitability. Off-site trees to the east provide habitat suitable for foraging and commuting bats) – Further survey is not proportionate and not possible in relation to survey season given the programme timings; however, demolition works should be undertaken in a sensitive manner with a vigilance for potential presence of bats and roosts, and features such as timber fascias and loose roofing tiles shall be removed under the direct supervision of a licensed Ecologist. If at any time a roost is discovered or suspected, all works in the area will immediately cease and Natural England contacted for advice on how to proceed. Confirmed the application can demonstrate maintenance of the favourable conservation status of roosting bats in the unlikely event they are encountered; and
 - **Birds (general nesting)** - (Trees to be removed and buildings to be demolished provide nesting potential for a restricted range of bird species) – Site clearance and demolition to be conducted outside of the nesting season, or if necessary within the nesting season, an Ecological Clerk of Works (ECoW) to advise and supervise works to ensure no active nests to be affected,
- iii. Proposals present opportunities for biodiversity enhancement in order to demonstrate an overall biodiversity net gain in accordance with national and local policies through providing enhanced opportunities for nesting birds and roosting bats, and landscape planting.
- iv. This report has demonstrated that, if the outlined mitigation measures are implemented in full then no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.

1.0 Introduction

1.1 Commission

1.1.1 In December 2020 Enzygo Ltd was commissioned by Lidl GB Ltd (the client) to undertake an Ecological Impact Assessment (EcIA) of Land at Fallowfield Retail Park, Birchfields Road, Manchester M14 6PE (central grid reference: SJ 86482 94040) located within the Manchester City Council (Rusholme Ward) planning authority. This study will inform a planning application for redevelopment of the site to a retail store. An updated site plan was provided April 2021.

1.1.2 *Note: Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016).*

1.2 Proposed Development/Identification of Impacts

1.2.1 The study will inform proposals for demolition of existing buildings and construction of a new Lidl retail store, with associated car parking and landscape planting. The existing site access on to Birchfields Road to west will be utilised, and it is understood that mature trees lining Birchfields Road to the west will be retained and protected throughout the construction phase. It is assumed that no additional land outside of the redline boundary footprint is proposed for any construction compound, contractor parking etc, and that the eastern boundary fence shall remain in place and no works are to be undertaken on the adjacent railway embankment. Refer to Appendix A for a plan of the proposals.

1.2.2 This report identifies ecological features, and potential impacts and effects, recommends proportionate avoidance/mitigation/compensation strategies, followed by enhancements. This information will advise the client on the potential constraints to proposals and inform the final site design. A corresponding zone of influence has been considered (this includes any transboundary effects regardless of administrative areas).

1.3 Aims and Objectives

1.3.1 The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, confirms impacts resulting from the proposed application, associated effects to ecological features, recommends proportionate avoidance, mitigation and compensation strategies, and identifies enhancements that can be implemented in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013) to demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.

1.3.2 This report has been produced with reference to current *Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2017a), *Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), *Guidelines for Ecological Report Writing* (CIEEM, 2017b), *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition)* (Collins, 2016) and British Standard BS42020:2013 (BSI, 2013).

1.4 Background/Acknowledgments

1.4.1 A search of the Manchester City Council planning website has indicated numerous previous planning applications associated with the site and the wider Fallowfield Retail Park. This includes the 1992 application for development of existing shopping centre (planning reference 042615), and subsequent additional applications in 2003 (planning reference

070183/00/2003//N2) and 2006 (planning reference 079605/FO/2006/N2) for extensions and additional developments associated with this retail park. None of these applications are supported by any available ecological survey or assessment information.

1.4.2 No further applications have been identified in the immediate surrounding area which have any pertinent nature conservation and biodiversity supporting information relevant to this assessment.

1.4.3 It is our understanding that to date there have been no correspondence with the County Ecologist or any statutory consultees i.e. Natural England, regarding this application.

1.5 Local Planning Policy

1.5.1 The following policies of the Manchester City Council Core Strategy 2012-2027 (Manchester City Council, 2012) are applicable to biodiversity and nature conservation (summary of policy provided, refer to Core Strategy document for full details):

- **Policy EN 9: Green Infrastructure** - *New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure*
- **Policy EN 15: Biodiversity and Geological Conservation** – *seek to maintain and enhance sites of biodiversity value. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.*

1.5.2 No saved policies of the Unitary Development Plan are specifically applicable to this assessment or location. There are also no additional supplementary planning guidance documents (SPDs) which are applicable to nature conservation or biodiversity.

1.5.3 Refer to Appendix C for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

1.6.1 The approximately 0.9ha proposed redevelopment site represents the southern area of the existing Fallowfield Shopping Centre off Birchfields Road, Manchester. The site comprises a range of retail units, some of which are currently vacant and some in current use, and the associated car parking areas, delivery yard and landscape areas, including amenity grassland and ornamentally planted young trees.

1.6.2 The northern boundary is undefined, but roughly divides the southern and northern areas of the existing retail park. The east boundary is demarcated by metal fencing, with the tree covered railway embankment beyond. The southern boundary is defined by the junction of Birchfields Road (A34) and Moseley Road (B5093), with industrial development and residential land beyond. The western boundary is defined by Birchfields Road with residential housing and artificial sports pitches beyond. The wider landscape is dominated by the residential development of South Manchester areas such as Fallowfield, Levenshulme and Rusholme.

- 1.6.3 The site lies within the Manchester Conurbation National Character Area (Natural England, 2013) which *“is characterised by dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure.”*

Figure 1 – Survey Area



Image courtesy of Google Image Pro 7.3.2.5491, [Grid Ref: SJ 86482 94040]. Imagery date 14th May 2019. Image accessed 11th January 2021.

2.0 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. Records search for included:

- Statutory sites designated or classified under international conventions or European legislation within a 5km radius, statutory sites designated under national legislation (including Marine) and existing EPS Licence applications and Great Crested Newt Pond Survey records within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius [Magic Map, 11th January 2021] (DEFRA, 2021);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [Manchester City Council website, 11th January 2021];
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; Magic Map; and Ordnance Survey Street View, 11th January 2021); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence [Greater Manchester Local Records Centre (GMLRC), 17th December 2020].

2.1.2 The Data has been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing and Using Biodiversity Data (CIEEM, 2016).

2.2 Field Survey

2.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 – Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions and Times
Preliminary Ecological Appraisal including Preliminary Bat Roost Assessment of Buildings and Trees	21/12/2020	Chris Schofield ACIEEM MSc. BSc. (Hons) [Senior Ecologist at Enzygo] under the guidance of Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS)).	Overcast (100% cloud cover), occasional light rain, and 7°C with a light wind.

Preliminary Ecological Appraisal

- 2.2.2 In accordance with Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM, 2017a) the Preliminary Ecological Appraisal (PEA) survey included the following.

UK Habitat Classification

- 2.2.3 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2020), which has been adopted to replace the previously used Phase I Habitat Survey (JNCC, 2010) as the recommended published method of habitat classification. It has been used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.
- 2.2.4 Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately recorded these).

Assessment of possible presence/likely importance for Protected & Priority Species

- 2.2.5 An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017a). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include: Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering and migratory birds; Bats (including potential roost sites, foraging and commuting habitats/features), Badger, and Other mammal species.

Preliminary Bat Roost Assessment

Preliminary Daylight Roost Assessment of Buildings

- 2.2.6 In accordance with current guidance (Collins, 2016), a systematic thorough search of the exterior and interior of the existing buildings was undertaken. This included any roof spaces, cellars, and unoccupied rooms. Equipment used to aid the survey included: ladders, low/high-powered torches and binoculars. Crawl boards and specialised PPE for confined spaces/asbestos were not utilised. Notes were made on the following:

- Type, construction and age of buildings (particularly if traditional materials have been used or the presence of specialist bat roosting features);
- Presence/absence of potential roost features throughout the interior (i.e. uncluttered isolated roof voids, warm and dark undisturbed spaces, gaps around ridge beams, exposed beam joints, gaps within traditional bituminous felt/wooden sarking boarding etc);
- Presence/absence of potential roost features throughout the exterior (i.e. raised ridge tiles, hanging tiles, raised/missing tiles or lead flashing that would allow access beneath roofing structures, crevices behind soffit boxing/barge boarding/ship-lap

boarding, gaps around window frames and doors, boarded up windows, gaps within mortar or brickwork, access into wall cavities etc);

- Presence/absence of potential hibernation features (i.e. underground spaces or rooms that would provide an isolated stable temperature and moist conditions during the winter period etc);
- Environmental factors that would increase the probability of bat presence (i.e. dark zones with no/limited exterior lighting, south/west facing aspects, good quality foraging/commuting habitat nearby particularly prominent linear features) and those that would decrease the probability of bat presence (high light levels, dense urban areas, recent works, modern Breathable Roofing Membranes (BRMs) or other modern tight fitting roofing materials, recent timber treatment or pest control, ultrasonic rodent deterrents, draughty/exposed conditions, high levels of noise or vibration or human disturbance, poor quality foraging/commuting habitat etc); and
- Type and location of any roosting bat evidence (i.e. presence of live or dead bats, audible squeaking, droppings, feeding remains, urine stains, grease marks etc).

Scoping (non-specialist) survey for roosts: individual trees and groups of trees

2.2.7 With reference to current survey guidelines BS8596:2015 (BSI, 2015), a scoping (non-specialist) survey for roosts of individual trees and groups of trees within and immediately adjacent to the site, was undertaken. Each tree was visually inspected from the ground (with the aid of binoculars and a high-powered torch) to identify Potential Roosting Features (PRFs), including checks for the presence of the following features that bats might be able to use:

- Natural holes (e.g. knot holes) arising from naturally shed branches, or branches previously pruned back to the branch collar;
- Man-made holes (e.g. cavities that have developed from flush cuts) or cavities created by branches tearing out from parent stems;
- Woodpecker holes;
- Cracks/splits in stems or branches (both vertical and horizontal);
- Partially detached or loose, platy bark;
- Cankers (caused by localised bark death) in which cavities have developed;
- Other hollows or cavities, including butt rots;
- Compression forks with included bark, forming potential cavities;
- Crossing stems or branches with suitable space between for roosting;
- Ivy stems with diameters in excess of 50mm with suitable roosting space behind (or where a roosting space can be seen where a mat of thinner stems has left a gap between the mat and the trunk);
- Bird and Bat boxes on trees; or
- Other features that offer a place of shelter.

2.3 Assessment

Assessment of Suitability of Features for Roosting Bats

2.3.1 Based on the findings of the preliminary bat roost assessment survey, the buildings have been classified into one of the following categories in accordance with current guidance (Collins, 2016). The assessment is made irrespective of species conservation status, which is established after presence is confirmed/following further surveys:

- Known or confirmed roost – Structure with evidence of bat use or bat presence;
- High Suitability – A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat;
- Medium Suitability – A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status;
- Low Suitability – A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by large numbers of bats (i.e. unlikely to be suitable for maternity or hibernation); or
- Negligible Suitability – Negligible features likely to be used by roosting bats.

2.3.2 Following the preliminary assessment of trees, based on the signs present, each tree was classified as one of the following categories in accordance with current guidance BS8596:2015 (BSI, 2015):

- Known or confirmed roost – Trees with evidence of bat use or bat presence;
- High/medium risk – Trees with a suitable PRF, or with several features with some bat roost potential;
- Low risk – Trees of sufficient size and age to contain bat roosts but with no obvious PRFs seen during the scoping survey, or features seen with limited roosting potential only, e.g. small amounts of Ivy; or
- Negligible/no risk – Trees with apparently no potential to support bats.

Assessment of Potential Development Impacts

2.3.3 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2018). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' or where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution

and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).

- 2.3.4 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.
- 2.3.5 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.
- 2.3.6 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. air quality, hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2018) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.
- 2.3.7 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.
- 2.3.8 All mitigation measures follow species specific current best practice guidance and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.
- 2.3.9 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid follows general advice (CIEEM, 2019). Additionally, it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 2.3.10 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

2.4 Limitations

- 2.4.1 Data held by consultees may not be exhaustive; the absence of evidence does not indicate evidence of absence. Enzygo cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.
- 2.4.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 2.4.3 Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.
- 2.4.4 Geological sites have only been included within this report where they have biodiversity or nature conservation components to their designation.
- 2.4.5 At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, December represents a suitable time to identify the majority of flora species and it was possible to easily classify the commonly occurring habitat types. The timing of the survey is not perceived as a survey limitation.
- 2.4.6 This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded.
- 2.4.7 GMLRC and Manchester City Council do not supply information on Important Hedgerows or Veteran Trees. Manchester City Council also do not currently have a publicly accessible map of Tree Preservations Orders (TPOs).
- 2.4.8 Due to the sensitivity of the nature of the development proposals in relation to the existing tenants, internal areas of the occupied retail units were not subject to a detailed internal inspection in respect of the preliminary bat roost assessment. A detailed survey was possible at the vacant units, which allowed an understanding of construction type and likely conditions within the unsurveyed internal areas. A precautionary approach has been adopted in respect of potential for roosting bats, and as such this access limitation is not considered a significant limitation on the overall survey and assessment.

3.0 Baseline Ecological Conditions

3.1.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to Drawing MAN.1230.027.EC.D.001 for the location/extent of ecological features where relevant.

Table 2 – Ecological Features

Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
None	-	-
Statutory sites designated under national legislation (& Impact Risk Zones)		
SSSI Impact Risk Zone (IRZ) <i>No SSSIs within a 2km radius</i>	The Impact Risk Zone (IRZ) in which the site lies states the LPA should consult Natural England on the likely impacts of the following development categories: - Livestock & poultry units with floorspace > 500m², slurry lagoons > 4000m² - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.	N/A Proposals do not meet the criteria for which LPA should consult Natural England.
Local Nature Reserves		
Highfield Country Park Local Nature Reserve (LNR) 1.5km East	Highfield Park comprises different types of grassland, marsh, scrub, wet woodland, ponds, relict hedges and plantation woodland. Fallowfield Brook also runs through the site.	County
Other locally designated wildlife sites		
Pond at Burnage Site of Biological Importance (SBI) 1.9km South	Site is noted for a large pond which is surrounded by Priority Habitat woodland to the west of Heaton Moor Golf Club.	County
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Lowland Mixed Deciduous Woodland HPI 350m South-east	A total of 1.1ha of the HPI within 500m of the site, with the closest a 0.5ha area located 350m to the south-east. No woodland identified as Ancient Woodland within a 500m radius.	Local

Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	The planted trees and introduced ornamental planting within the site boundary do not provide any notable green infrastructure function. However, the young trees and scrub off-site to the immediate east on the railway embankment provide connectivity and wildlife corridor function through the developed landscape.	Local
Blue Infrastructure	Site and the immediate surrounds do not support any watercourses or waterbodies; no significant blue infrastructure resource present.	N/A
Dark Zones	There are no known dark zones across the site. In accordance with the standard guidance specified in the <i>Guidance Notes for Reduction of Obtrusive Lighting</i> (Institution of Lighting Professionals, 2020), the application site likely falls under Environmental Zone E4 (Urban – High district brightness).	N/A
Habitat Types		
Buildings (u1b5) 	The site supports a row of retail stores within the south half of Fallowfield shopping centre, with a combination of vacant units and stores with current tenants. In addition to the main row of stores from north to south through the site (B1), there are also separate detached units comprising a fast-food outlet to the west (B2), a security office to the rear/east of B1 (B3), and an NHS medical centre to the south (B4) (which is to be retained by the proposals). Buildings B1 and B4 are alike in their construction, representing large brick buildings with a high, pitched tiled roof. The walls along the front side (west elevation) of the stores are predominantly glass store fronts, whereas the rear (east elevation) have brick walls up to 2.5m high with corrugated metal sheeting above to the roof line. Internally, these buildings are single-storey retail space, with the large space to the high-pitched roof either above suspended ceilings or open to the roof. Building B2 is a small single-storey unit with white-washed brick and glass pane walls, and a shallow pitched hip tiled roof. Internally, a suspended ceiling lies below the shallow roof space above. Building B3 is a small, single-storey, flat-roofed brick unit which lies adjacent to the eastern site boundary and is in current use as a security office. No significant vegetation assemblages are associated with these building units, and do not represent or contribute to any UK BAP or Greater Manchester Priority Habitat. Further description and assessment in relation to protected species (e.g. roosting bats) is presented below and at Appendix B.	Negligible

Developed Land, sealed surface and introduced shrub and scattered trees (ub1 11 1160) 	Land surrounding the buildings predominantly comprises sealed surface hardstand of the car parking areas, pedestrian walkways, and delivery area to the rear. There is also a row of introduced ornamental planting along the frontage of the site along Birchfields Road and occasional scattered young ornamental trees. The hardstand areas are almost entirely devoid of vegetation, with significantly sparse (<1% cover) colonising vegetation present at gaps and the edges of habitat. This vegetation is characterised by occasional Annual Meadow-grass (<i>Poa annua</i>), Dandelion (<i>Taraxacum officinale</i> agg.), Broad-leaved Willowherb (<i>Epilobium montanum</i>), Wavy Bittercress (<i>Cardamine flexuosa</i>), Groundsel (<i>Senecio vulgaris</i>), Autumn Hawkbit (<i>Scorzoneroidea autumnalis</i>) and mosses. The ornamental planting areas support species such as Portuguese Laurel (<i>Prunus lusitanica</i>), Cherry Laurel (<i>Prunus laurocerasus</i>), <i>Bergenia</i> sp. and <i>Fargesia</i> sp., and the planted young trees include ornamental Cherry (<i>Prunus</i> sp.) and Birch (<i>Betula</i> sp.). This hardstand, planted trees and introduced shrub do not represent or contribute to any UK BAP or Greater Manchester Priority Habitat.	Negligible
Modified Grassland (g4) 	At the north-west boundary of the site is a strip of close-mown amenity grassland. This grassland area is characterised by abundant Perennial Rye-grass (<i>Lolium perenne</i>), Annual Meadow-grass and Springy Turf-moss (<i>Rhytidiadelphus squarrosus</i>), frequent Creeping Buttercup (<i>Ranunculus repens</i>) and White Clover (<i>Trifolium repens</i>), and occasional Red Fescue (<i>Festuca rubra</i>), Yorkshire-fog (<i>Holcus lanatus</i>), Common Ragwort (<i>Senecio jacobaea</i>), Dandelion, Daisy (<i>Bellis perennis</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>) and Lesser Celandine (<i>Ficaria verna</i>). This amenity grassland does not represent or contribute to any UK BAP or Greater Manchester Priority Habitat.	Negligible

Built Linear Features (u1e) 	The eastern boundary predominantly supports 3m high metal chain link fencing with some 3m high brick and mortar wall (at the northern part of this boundary). In addition, the west boundary, along the site frontage, and around the road access at the north of the site is a low timber knee-rail fence. There are no significant vegetation assemblages associated with these built linear features. These features do not represent, or contribute to, any UK BAP or Greater Manchester Priority Habitat.	Negligible
Legally Protected & Priority Species (& Consultation Zones where applicable)		
Bats	Buildings B1 and B2 which are to be demolished are assessed as of notably <i>Low</i> suitability for roosting bats (Collins, 2016), with the buildings of a modern construction type/materials and condition typically unsuitable for roosting bats, an absence of any favourable features with potential for access by bats, and as they are located in an urban landscape, which is significantly lit by artificial lighting, and of generally poor suitability for foraging and commuting bats. Building B3 is confirmed as of <i>Negligible</i> suitability for roosting bats, with no opportunities for access by roosting bats. Building B4 is of <i>Low</i> suitability but is to be retained and unaffected by the proposals, and all trees to be removed are of <i>Negligible</i> roosting suitability (Collins, 2016). Refer to Appendix B for further details and assessment. The predominantly building and bare ground habitats within the developed landscape provide <i>Negligible</i> suitability foraging and commuting habitat for roosting bats (Collins, 2016), with only significantly limited poor-quality foraging potential provided by the ornamental planting and scattered trees. It is considered these habitats are likely used on an occasional basis by common edge-feeding species such as Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) only, and do not represent any potential more valuable foraging or commuting resource for bats. The off-site young tree and scrub corridor on the railway embankment to the east represents <i>Moderate</i> suitability (Collins, 2016) foraging and commuting habitat with good connectivity through the landscape along the railway corridor. The desk study has identified records of roosts within a 2km radius of Common Pipistrelle and Pipistrelle species, with the closest records of Common Pipistrelle roosts located 750m to the west. There are also records of 'other signs' of bats within a 2km radius comprising Common Pipistrelle, Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Pipistrelle sp., Noctule (<i>Nyctalus noctula</i>), Brown Long-eared Bat (<i>Plecotus auritus</i>), Daubenton's Bat (<i>Myotis daubentonii</i>), Whiskered Bat (<i>Myotis</i>	Local

	<i>mystacinus</i>) and unidentified bat species. The closest record is of Pipistrelle species 200m to the south-west. The is also two records of previous EPS licence applications within a 2km radius, both associated with Common Pipistrelle, the closest located 1.5km to the north from 2016 (reference 2016-22910-EPS-MIT).	
Badger	No evidence of Badger detected during the field survey either within the site or within an accessible 50m radius. Although access to the adjacent railway embankment to the east was not possible, there was good visibility of this area from the site boundary sufficient to confirm no evidence of Badger presence (such as setts and tramped pathways). The predominantly building and hardstand habitats within the site provide no opportunities for foraging, refuge or sett creation for Badger. The local records data indicate one record of a Badger sett within a 2km radius, located over 1km from the site boundary. There are also several records of 'other signs' but all beyond 500m from the site. There are no habitats within the site likely to attract Badger from the wider area, and it is considered unlikely Badger would colonise the adjacent section of railway embankment between this survey and the commencement of proposed works.	Negligible
Dormouse	The predominantly building and hardstand habitats provide no opportunities for Dormouse which typically inhabit mature hedgerow and woodland copses in open countryside. No records of Dormouse within a 2km radius.	Negligible
Otter and Water Vole	No watercourses or waterbodies within or immediately adjacent to the site, resulting in no opportunities for Otter or Water Vole. No records of Otter or Water Vole within a 2km radius.	Negligible
Other Protected Mammals	No evidence of, or specific opportunities for, any other species of protected mammal. No records of any other protected mammal species within a 2km radius.	Negligible
Specially Protected Birds	No evidence of, or significant specific opportunities for, any specially protected bird species within the site. For instance, no opportunities for nesting, roosting or foraging Barn Owl (<i>Tyto alba</i>) provided at the developed habitats, and no waste ground areas or high-level buildings suitable for foraging and nesting Black Redstart (<i>Phoenicurus ochruros</i>). No records of any Schedule 1 species within a 2km radius.	Negligible

Breeding, Wintering and Migratory Birds	The scattered trees, ornamental planting and to a lesser extent the buildings to be demolished, provide a limited extent of suitable nesting habitat for a restricted range of common bird species likely to be present in the local area. The records search has revealed records of nine Priority Species of bird within a 2km radius comprising Bullfinch (<i>Pyrrhula pyrrhula</i>), Dunnock (<i>Prunella modularis</i>), Herring Gull (<i>Larus argentatus</i>), House Sparrow (<i>Passer domesticus</i>), Lesser Redpoll (<i>Acanthis cabaret</i>), Linnet (<i>Linaria cannabina</i>), Reed Bunting (<i>Emberiza schoeniclus</i>), Song Thrush (<i>Turdus philomelos</i>) and Starling (<i>Sturnus vulgaris</i>). The closest is a record of House Sparrow 100m to the north-east.	Local importance to a restricted range of common bird species.
Common Reptiles	The developed habitats within the site provide no opportunities for foraging, sheltering or hibernating common reptiles such as Slow-worm (<i>Anguis fragilis</i>) and Common Lizard (<i>Zootoca vivipara</i>). No records within a 2km radius.	Negligible
Great Crested Newt	No waterbodies providing any potential for breeding Great Crested Newt (GCN) within the site or within an unobstructed 500m radius of the site boundary. The developed habitats provide no opportunities for terrestrial GCN, with an absence of suitable foraging or refuge habitats. The records data indicate distant records of GCN located at Pond at Burnage SBI 1.9km to the south. No connectivity between the site and the location of these records. No previous EPS licence applications within a 2km radius.	Negligible
Other Protected Herpetofauna	No suitable habitats within or immediately adjacent to the site specifically suitable for other species of protected herpetofauna. No records of other protected amphibian or reptile species within a 2km radius.	Negligible
Protected Fish/Marine	No watercourses or waterbodies within the site. No records of any protected fish or marine species within a 2km radius.	Negligible
White-clawed Crayfish	No streams, ditches or other watercourses within or immediately adjacent to the site providing any opportunities for White-clawed Crayfish. No records within a 2km radius.	Negligible
Protected Invertebrates	Only widespread and common habitats typical of the developed landscape are present. No habitats present which are likely to support a range or diversity of invertebrates or likely to support any protected invertebrate species. The data records search has not revealed any protected invertebrate species within the search area.	Negligible

Protected Flora	No protected flora species detected during the field survey. Only common and widespread habitats present, and unlikely to support any protected flora species. No records of any protected flora within a 2km radius of the site.	Negligible
Invasive Flora	No invasive flora identified during the field survey. No records of Schedule 9 plant species provided by GMLRC.	Negligible
Invasive Fauna	No invasive species detected during the survey, no specific opportunities for any invasive species identified, and no significant risk of the development proposal causing the spread of any invasive fauna identified.	Negligible
Priority Species	The predominantly building and bare ground habitats, within the developed landscape, provide negligible opportunities for other Priority Species such as Common Toad (<i>Bufo bufo</i>) and Hedgehog (<i>Erinaceus europaeus</i>). The data search has indicated records within a 2km radius of Common Toad, Hedgehog, Small Heath (<i>Coenonympha pamphilus</i>), and Priority Species of moth, in addition to the Priority Species of bird described above.	Negligible

4.0 Assessment and Mitigation

4.1.1 Assessment of impacts and the associated ecological effect to identified ecological features are presented below. Ecological features have been screened out where no likely significant impacts have been identified or where impact is unlikely to occur. Cumulative effects are also considered where applicable.

4.1.2 To clarify, other than the ecological features listed below, there are no perceived potential impacts on any other sites, habitats or species in the wider area. The proposals are of a type, scale and distance that any direct or indirect construction or operational impacts on the other identified ecological features are reasonably discounted. Specifically, no impacts of the proposals have been identified on Highfield Country Park LNR, Pond at Burnage SBI or any other sites in the surrounding area designated for their nature conservation value.

Table 3 – Assessment of effect and mitigation measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Green Infrastructure	Risk of damage and/or degradation of off-site green infrastructure. Minor adverse, permanent, reversible impact.	The off-site trees to the east will be protected throughout the construction phase in accordance with BS5837:2012 <i>Trees in relation to design, demolition and construction. Recommendations. Note: the existing metal fencing along the eastern site boundary is sufficient to protect these off-site trees during construction if retained.</i> In addition, to avoid potential degradation of this off-site area through excessive artificial lighting overspill, a sensitive lighting scheme shall be implemented making use of suitable products such as directional, low-level, capped, screened and/or low-lux lighting. Can be subject of a condition.	None required.	No significant effect anticipated
Bats	Low risk of killing/injury and destruction of roosts during building demolition. Unlikely, significant, adverse, permanent, irreversible impact. Risk of degradation of suitable bat foraging and commuting habitat.	Although the presence of roosting bats at the buildings to be demolished is assessed as significantly unlikely considering the site location, conditions and nature of the potential roosting features, it should be noted that due to the transient nature of bats and their roosts, it is possible that common crevice-dwelling species (e.g. Pipistrelle), can sometimes be found in unexpected or unsuitable locations, and/or utilise unidentified roosts beyond the date of the surveys. Refer to Appendix B which confirms the buildings provide very limited opportunities and poor-quality potential roost sites which may be used opportunistically by individual numbers of common crevice-dwelling bats, but do not provide the sufficient space, shelter, protection and conditions likely to be used on a more regular	None required.	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
	Minor adverse, permanent, reversible impact.	basis or by larger numbers of individuals or by free-hanging or rarer bat species. The suitability of these features is also greatly reduced by the developed nature of the site and surrounds, and the significantly high levels of artificial lighting throughout the site and surrounding all elevations of this building. Considering the site conditions, nature of the proposals and the timing of the assessment and project programme, further nocturnal surveys are not proportionate or necessary to confirm the proposals can maintain the favourable conservation status of bats. It is also noted that due to the height of the low-quality potential roost features at the roof line, and the high levels of artificial lighting, nocturnal surveys would be poor suited and unlikely to detect the emergence/re-entry of single bats which are possibly present. Surveys would also almost certainly yield findings which result in the requirement for the same recommendations presented below. To avoid the risk of killing/injury of bats (in the unlikely event bat roosts are present) at Buildings B1 and B2, identified gaps under the wooden fascia boards and at loose fitting roofing tiles will be soft stripped under a Precautionary Working Method Statement (PWMS) (i.e. materials removed by lifting away by hand/hand tools, to avoid crushing impacts and allow checks for bats to be undertaken). These works will be directly supervised by a licensed Ecological Clerk of Works (ECoW), situated at height where necessary (i.e. on Cherry Picker or Scaffolding) who can check for the presence or evidence of roosting bats at these features. No timing restrictions are recommended for these precautionary activities. Other building demolition works do not require the direct supervision of an Ecologist. Works will immediately cease should any evidence of roosting bats be encountered, and Natural England would be consulted on the need to undertake further surveys and/or obtain an EPS Licence. As necessary, this can be subject to a planning conditions, and does not require any further survey prior to planning determination. In accordance with current guidance (Collins, 2016), where buildings are assessed as of <i>Low</i> suitability, the Ecologist should use their professional judgement on the appropriate way to proceed in respect of further survey. In this instance, considering the features present, the site location and the notably low risk of roosting bat presence, it is considered further presence/absence survey would not be proportionate or justified.		

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
		It is confirmed that in the unlikely event that a low status roost is encountered (i.e. an occasionally used Pipistrelle day roost), the proposals can maintain the favourable conservation status of the species through incorporating mitigation such as compensatory roosting provision (i.e. replacement bat boxes). The protection measures highlighted above in relation to physical protection and lighting will minimise the risk of degradation of the adjacent favourable foraging and commuting habitats. The lighting scheme should be designed in accordance with the recent guidance <i>Bats and artificial lighting in the UK</i> (Institute of Lighting Professionals, 2018).		
Nesting Birds	Risk of disturbance of nesting birds during construction phase. Minor adverse, temporary, irreversible impact. (no significant loss of habitat)	To avoid an offence being committed in respect of nesting birds, clearance of the trees and ornamental planting, and demolition of the buildings will be planned to be conducted outside of the bird nesting season (March to August inclusive), where possible. If it is necessary to undertake these works during the bird nesting season, a suitably trained Ecological Clerk of Works (ECoW) would supervise the clearance to ensure no active nests are affected. If any active nests are detected, an appropriate protection area around the nest(s) will be established until it can be determined that the nest is longer active. Can be subject of a condition.	None required.	No significant effect anticipated

5.0 Enhancement and Monitoring

- 5.1.1 Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource; Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).
- 5.1.2 It is accepted that the scale and nature of the proposed development does not lend itself to providing large scale ecological enhancements, however, it is confirmed that the below minor enhancements, in combination with the above-described mitigation measures, will demonstrate an overall net gain for biodiversity. Given the existing habitats present (i.e. almost entirely developed land) and the nature of the proposals, it is not considered any Biodiversity Offsetting calculation metric is necessary in this instance in order to confirm this. There is no current requirement under the NPPF or relevant local policies (e.g. Policy EN 15) for any demonstrable measure (i.e. a %) of net gain. The specific location and details of the proposals can be secured by an appropriately worded planning condition and/or detailed on the final landscape plans.

Table 4 – Enhancement & Monitoring

Ecological Feature	Enhancement & Monitoring	Significance of Residual Effect
Landscape Planting	The landscape planting scheme will incorporate a range of native species and species which are known to be of value to wildlife and which are suitable to the site location and conditions. Planting will be focussed on a linear design to provide enhanced habitat connectivity and wildlife corridor function across and around the site.	Minor positive effect
Nesting Birds	To provide enhancement opportunities for nesting birds the development will incorporate bird nest boxes suitable for a range of species likely to present at the developed site (e.g. House Sparrow, Starling etc.). Boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and where positioned on buildings or structures should also avoid south-facing elevations where excessive sunlight can cause chicks to overheat in the nest.	Minor positive effect
Roosting Bats	To provide enhancement opportunities for roosting bats the development will incorporate provision of bat roost boxes. The boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and artificial lighting and should face onto suitable foraging and commuting habitats (e.g. boundary trees).	Minor positive effect

5.1.3 No post-determination monitoring is perceived necessary. To comply with guidance set out in BS42020:2013, a Construction Environment Management Plan (CEMP) which includes consideration of biodiversity will be produced prior to the commencement of construction activities, including site clearance works. A Landscape and Ecological Management Plan (LEMP) would also normally be produced prior to operation of the site. However, due to the small scale of the proposals and as no future/ongoing management is proposed, it is not considered this is necessary.

6.0 Conclusion

- 6.1.1 This assessment has confirmed the site provides opportunity to incorporate appropriate measures to mitigate any potential impacts to ecological features and to demonstrate 'biodiversity net gain in accordance with NPPF and local planning policy. As such, no significant residual impact can be expected which would prevent determination of a planning application or development of this site.

7.0 References

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Drawing MAN.1230.027.EC.D.001 – UK Habitat Classification Map



- Key**
- Site Boundary
 - Developed Land, Sealed Surface (u1e)
 - Buildings (u1b5)
 - Other Developed Land-introduced Shrub (u1b6 1160)
 - Built Linear Features (u1e)
 - Modified Grassland (g4)
 - Scattered Trees (11)
 - Woodland (w1)



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:
Lidl GB Ltd

SCALE: 1:500@A2 PROJECT REF: MAN.1230.027

DRAWN: MG CHECKED: CS DATE: Jan 2020

PROJECT:
Fallowfield Retail Park,
Birchfields Road, Manchester

TITLE:
UK Habitat Classification Map

DRAWING NO:
MAN.1230.027.EC.D.001

Appendix A – Proposed Site Layout

EXISTING UNITS 4-8
DEMOLISHED

VRF UNITS

EXISTING SECURITY OFFICE
BUILDING DEMOLISHED

EXISTING SUB-STATION
RETAINED

PROPOSED DELIVERY RAMP
TO STRUCTURAL ENGINEERS
DESIGN

FALLOWFIELD SHOPPING
CENTRE

UNIT 4 LOADING AREA

SHARED SERVICE YARD.
TRACKING BY HIGHWAYS
ENGINEERS

IMPROVEMENT WORKS TO
EXISTING ACCESS JUNCTION
AS PER HIGHWAY ENGINEERS
DESIGN & LOCAL
AUTHORITY APPROVAL.

APPLICATION SITE BOUNDARY

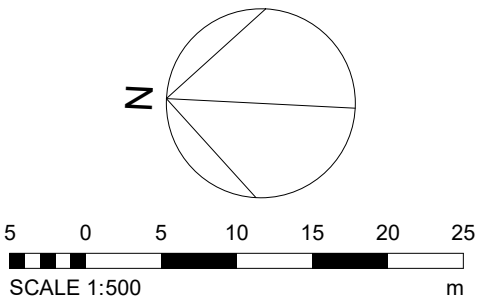
2NO. ELECTRIC VEHICLE BAYS.
FULL DETAILS TO BE
CONDITIONED AS PART OF
THIS APPLICATION

EXISTING TREES WITHIN
EXISTING CARPARK REMOVED
SUBJECT TO
ARBORICULTURAL REVIEW
AND LPA APPROVAL

EXISTING UNIT 10 DEMOLISHED

LOCATION OF ESTATE SIGNAGE
SUBJECT TO SEPARATE
APPLICATION

EXISTING SOFT LANDSCAPING
ON DEMISE PERIMETER
RETAINED. REKERBING
REQUIRED FOLLOWING
RESURFACING



PARKING SCHEDULE	
PARKING TYPE	QUANTITY
EVC SPACES	2
LIDL ACCESSIBLE SPACES	11
LIDL PARENT & TODDLER SPACES	9
LIDL STANDARD SPACES	72
GRAND TOTAL	94

- SITE APPLICATION BOUNDARY
- OVERALL RETAIL PARK BOUNDARY
- PRIMARY CARE CENTRE
(TO REMAIN IN SITU)
-  TREES REMOVED SUBJECT TO TREE
SPECIALIST REVIEW & LPA APPROVAL.
REFER TO LANDSCAPE ARCHITECT
PROPOSALS
- BUILDINGS/STRUCTURES TO BE
DEMOLISHED SUBJECT TO LPA APPROVAL

C1	Planning issue	09.04.21	DM	JM
P5	EVC spaces added	07.04.21	DM	JM
P4	Layout updated to show phase 2, VRF units & flagpole	06.04.21	DM	JM
P3	Unit 4 revised	19.03.21	DM	JM
P2	Layout updated	11.12.20	DM	JM
P1	First issue	09.10.20	DM	JM
Rev	Description	Date	Dm	Ckd

Status
PLANNING

SMR

SMALLEY MARSEY RISPIN

ARCHITECTS

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Project

Fallowfield Retail Park

Client



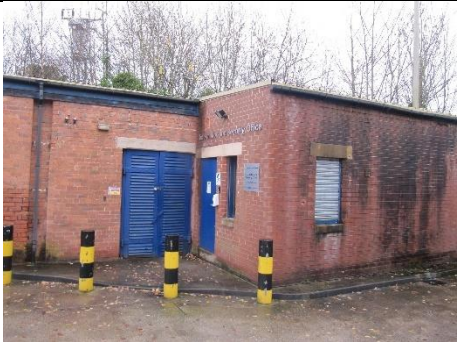
Drawing Title

PROPOSED SITE PLAN

Proj Ref	Origin	Zone	Level	Type	Role	Num	Status	Rev
- - - 7397	- SMR	- 00	- XX	- DR	- A	- 2003	- A3	- C1
SMR Job Ref		Sheet		Scale		Drawn		
7397-00-2003		A2		1 : 500		DM		

Appendix B – Preliminary Bat Roost Assessment Results

Reference	Photos	Description	Assessment
Building 1	    	A single large brick building with a high, pitched tiled roof, and which comprises a row of retail stores (some of which remain in current use). The walls along the front (west elevation) of the stores are predominantly glass pane store fronts, whereas the rear and side (north, east and south elevations) have brick walls up to 2.5m high with corrugated metal sheeting above to the roof line. The buildings are predominantly in good condition with few signs of damage or significant potential access locations for bats. However, there are numerous loose and lifted roof tiles along the roof (predominantly the west face at northern end of the building) which may provide very limited low-quality roost locations. The apparent construction of this roof type is slates fit straight onto the interlocking metal panels beneath (with potentially board or flat membrane between) with no cavity providing any more favourable or extensive roosting opportunities (only the crevice beneath the individual slates themselves). In addition, there is a timber fascia along the roof line which in some locations is lifted by up to 2cm, again providing low quality roosting opportunities and potential access by bats to the small space between the fascia and the wall (i.e. not access into any more favourable enclosed voids/spaces). The majority of the roof, and particularly the southern section and canopy to the north, provide negligible opportunities with well-fitted tiles. Internally, this building supports single-storey retail space throughout, with the large space to the high-pitched roof either above suspended ceilings or open to the roof. The underside of the roof is constructed of interlocking metal panels, which in itself provides negligible bat roosting opportunities with an absence of suitable gaps, cracks and other enclosed spaces typically favoured by bats. It also reduces the suitability of any areas present between the loose roof tiles and this metal sheeting, with bats unlikely to roost in locations against the poor insulation of this metal sheeting. No potential accesses into this open roof space from the exterior is noted. No high quality, undisturbed, enclosed, dark spaces present with high suitability for roosting bats, and no evidence of bats present (e.g. no droppings or feeding remains). Overall, the building is assessed as providing <i>Low</i> suitability roosting opportunities (Collins, 2016),	Low Risk

Reference	Photos	Description	Assessment
		with the loose roof tiles and timber fascias on the building exterior providing very limited opportunities and poor quality potential roost sites which may be used opportunistically by individual numbers of common crevice-dwelling bats, but do not provide the sufficient space, shelter, protection and conditions likely to be used on a more regular basis or by larger numbers of individuals or by free-hanging or rarer bat species. The suitability of these features is also greatly reduced by the developed nature of the site and surrounds, and the significantly high levels of artificial lighting throughout the site and surrounding all elevations of this building.	
Building 2	 	A small single-storey building which is in current use as a fast-food outlet. The building has whitewashed brick and mortar and glass pane walls and a shallow pitched tiled roof. The building exterior is in reasonable condition, however, numerous loose roof tiles are present at the southern elevation creating several low-quality roosting features and potential access by roosting bats to the limited spaces beneath the tiles. Internally, a suspended ceiling appears to create a shallow enclosed roof void above (note: no detailed internal inspection of this space was undertaken). Overall, the areas of damage on the exterior of the building are assessed to provide <i>Low</i> suitability roosting opportunities, providing very limited opportunities and poor-quality potential roost sites which may be used opportunistically by individual numbers of common crevice-dwelling bats (i.e. not larger numbers, rarer or free-hanging species). The suitability is also significantly reduced as the building is surrounded on all sides by high levels of artificial lighting, and considering its location within the developed site.	Low Risk
Building 3		A small single-storey brick and mortar unit at the eastern boundary which is in current use as a security office. The building has a flat roof, and the exterior is in good condition, with no gaps noted providing any opportunities for access by roosting bats. Internally, the building is open to roof with no enclosed void present and is regularly disturbed and lit as a result of its use as a security office. No evidence of roosting bats present. Overall, no opportunities for bats present. The presence of roosting bats at this building is reasonably discounted.	Negligible Risk

Reference	Photos	Description	Assessment
			
Building 4		A detached unit at the south of the site which contains a medical centre in current use. Building is of a similar type and construction to Building 1, with comparable low quality potential roosting features (i.e. timber fascias and occasional loose roof tiles). The building is assessed as providing <i>Low</i> suitability roosting opportunities (Collins, 2016), with the loose roof tiles and timber fascias on the building exterior providing very limited opportunities and poor-quality potential roost sites which may be used opportunistically by individual numbers of common crevice-dwelling bats, but do not provide the sufficient space, shelter, protection and conditions likely to be used on a more regular basis or by larger numbers of individuals or by free-hanging or rarer bat species. The suitability of these features is also greatly reduced by the developed nature of the site and surrounds, and the significantly high levels of artificial lighting throughout the site and surrounding all elevations of this building.	Low Risk
All Trees		No trees have features suitable for supporting roosting bats (e.g. no cracks, splits, hollows etc.). Mostly young trees of an age where such potential roosting features are unlikely to have developed. Off-site mature trees to the west along Birchfields Road are to be unaffected by the proposals.	Negligible Risk

Appendix C - Legislation and National Planning Policy

Wildlife legislation and policy relevant (or potentially relevant pending further survey) to the proposed works, based on the findings of the desk study and field survey are set out below. This legal information is a summary only, and the original legal documents should be consulted for definitive information.

Legislation Protection Afforded to Sites/Habitats that could Potentially be Affected by the Proposed Works

Designated Site/Habitat	Legal Status
None	-

Legislation Protection Afforded to Species that could Potentially be Affected by the Proposed Works

Species	Legal Status
European Protected	
Bats	These animal species and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species (Amendment) Regulations 2012, which makes it illegal to: • Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; • Deliberately disturb such an animal; • Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed: • The development is for reasons of overriding public interest; • There is no satisfactory alternative; and • The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a legal duty to 'have regard to the requirements of the EC Habitats Directive in the exercise of their functions'. This means that they must consider the above 3 tests when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations. As a consequence, Planning Applications for such developments must demonstrate that the 3 tests will be passed.
Nationally Protected	
Bats	These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any such animal; • Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and • Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.

Species	Legal Status
Nesting Birds (general)	All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: - Intentionally kill, injure or take any wild bird; - Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
Invasive Species	
None	-

Section 40 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) places a legal duty on public bodies, including planning authorities, to 'have regard' to the conservation of biodiversity when carrying out their normal functions, which includes consideration of planning applications.

In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI), of which there are 56 habitats and 943 species. The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

National Planning Policy

The NPPF (2019) set out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development. This presumption does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered, planned or determined.

The NPPF states that:

'When determining planning applications, local planning authorities should apply the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity
- the following wildlife sites should be given the same protection as European sites: potential Special Protection Areas (SPA) and possible Special Areas of Conservation (SAC); listed or proposed Ramsar sites; and sites identified, or required, as compensatory measures for adverse effects on European sites, potential SPAs, possible SACs, and listed or proposed Ramsar sites.'

Under the NPPF, the Planning Authority has a responsibility to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Also, under the NPPF, the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity (in a manner commensurate with their statutory status or identified quality in the development plan) and to minimise impacts on, and provide net gains for biodiversity, including by establishing a coherent ecological network that are more resilient to current and future pressures.



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