

Habitat Management and Monitoring Plan

Fallowfield Retail Park
for:

Lidl GB Ltd

MAN.1230.027.EC.R.003

'Experience and expertise working in union'

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Habitat Management and Monitoring Plan

Project:	Fallowfield Retail Park
For:	Lidl GB Ltd
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Date:	13th November 2024
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1 Introduction

1.1 Commission

1.1.1 In September 2024 Enzygo Ltd was commissioned by Lidl GB Ltd (the client) to produce a Habitat Management and Monitoring Plan (HMMP) for 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.

1.1.2 This report will provide the information in relation to production of a HMMP as requested by the Manchester City Council Planning Decision Notice (dated 26th July 2024) regarding the application (Manchester City Council planning reference 139751/FO/2024). This report will provide the necessary information requested via Condition 17 of the application.

1.1.3 The plan will inform proposals for demolition of existing buildings and construction of a new Lidl retail store, with associated car parking and landscape planting. Extensive landscape planting and habitat creation are proposed which are to be managed in the long-term to maximise their benefit to biodiversity. Refer to Appendix A for proposed site layout.

1.1.4 The activities presented within this plan can be reviewed and updated in through co-ordination between the appointed Management Company and the Ecologist, ensuring measures remain appropriate to the site and conditions, achieve the management objectives and achieve +10% Biodiversity Net Gain (BNG).

1.2 Aims and Objectives

1.2.1 The aim of the Habitat Management and Monitoring Plan (HMMP) is to provide sufficient information to allow the discharge of Condition 17 and provide clear documentation in accordance with BS42020:2013: Biodiversity – Code of Practice for Planning and Development (BSI, 2013) regarding all future habitat management (and monitoring) across the site. This plan deals with the operation phase of the site, once all construction related activities have been completed and covers the first 5 years of management.

1.2.2 This HMMP includes:

- Description and evaluation of features to be managed;
- Ecological trends and constraints on site that might influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- Details of the body or organization responsible for implementation of the plan;
- Ongoing monitoring and remedial measures;
- Legal and funding mechanism(s) by which the long-term implementation of the plan will be secured; and

- How contingencies and/or remedial action will be identified, agreed and implemented.

1.3 Background

1.3.1 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/OO/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.

1.3.2 More recent planning applications include a 2021 application for "*Prior Approval for the demolition of units 4-8 and 10 at Fallowfield Shopping Centre*" (planning reference 131990/DEM/2021), which was approved in November 2021 and supported by a previous version of this report. In relation to Ecology, the Greater Manchester Ecology Unit (GMEU) stated "*Given the extent of the demolition and the context of the site, the ecological effect of the proposed demolition is considered negligible. Greater Manchester Ecology unit do not raise any objection to the proposed works.*"

1.3.3 In addition, a separate 2021 application for "*Demolition of existing units 4, 5, 6, 7, 8, and 10 and erection of a single storey building to form new retail foodstore*" (planning reference 130189/FO/2021), was approved in May 2022 and also supported by a previous 2021 version of this report. In relation to Ecology, GMEU did not raise any notable concerns however presented recommendations/requirements regarding a Precautionary Working Method Statement for roosting bats, a sensitive lighting strategy and requirements to enhance biodiversity in line with NPPF.

1.3.4 In April 2024, a new planning application for the *"Erection of a new foodstore (Use Class E) and 1no. retail unit (Use Class E) and 1no. hot food delivery unit (sui generis) with associated car parking and landscaping"* was submitted to Manchester City Council (planning reference: 139751/FO/2024). This application differs from previous applications due to a larger proposed building footprint, alternations to the car park, addition of a further retail unit and loss of the existing medical centre. This application was supported by an Ecological Impact Assessment (EcIA) (Enzygo, 2024a) and Statutory Biodiversity Metric (Enzygo, 2024b).

1.3.5 A Landscape Masterplan (fda, 2023), has also been produced which details the proposed habitat creation and includes details regarding protecting existing vegetation and planting schedules.

1.3.6 On 26th July 2024, a consultation response was received from the Greater Manchester Ecology Unit (GMEU) as part of an Officer Report. This response recommended a Habitat Management and Monitoring Plan (HMMP) alongside the statutory BNG condition.

1.3.7 On the same day, the Decision Notice was received and included Condition 17 in relation to the production of a HMMP and reads:

"Prior to the commencement of above ground development, a Biodiversity Gain plan and an accompanying Habitat Management shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of security and to ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity

of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy."

1.4 Site Context

1.4.1 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.

1.4.2 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.

1.4.3 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 1.1: Application Site



Image courtesy of Google Image Pro 7.3.2.5491, [Grid Ref: SJ 86482 94040*]. Imagery date April 2023. Image accessed 18th October 2023.*

2 Ecological Features

2.1.1 Ecological features that are/will be present on-site (and which will be subject to management), following completion of development and during operation of the site, are described below. This includes existing habitats where retained and protected, and those which will be newly created/planted/installed. Refer to the Landscape Masterplan (fda, 2023) for planting details and to the appended Drawing MAN.1230.027.EC.D.002 for extent and location the additional specific biodiversity enhancements.

- **Green Infrastructure –** Planting scheme incorporates 7 new trees in the south west corner of the site, with a target condition of Moderate. Retained trees to be protected and managed to ensure long-term value for biodiversity. Existing introduced scrub to be lost and replaced with new introduced ornamental scrub.
- **Bats –** New bat boxes to provide enhanced roosting opportunities for species likely to be present in the local area. Tree planting and scrub creation to be managed to provide foraging and commuting habitat.
- **Birds –** New bird boxes to provide enhanced nesting opportunities alongside the additional opportunities provide by the new habitat creation. Habitats to be managed to also provide valuable foraging opportunities for a range of species likely to be present at the site and local area.

2.1.2 Ecological trends and constraints on-site that might influence future management and should be the subject of regular review and adaptation of management activities, include the following:

- Increase in recreational pressure (i.e. dog walking), and incidents of vandalism/ rubbish/ fire etc from increased public access;
- Potential increase in cat predation (originating from nearby housing) upon GCN, Common Reptiles, and common amphibians;
- Establishment and spread of invasive flora; and
- Degradation/loss of GCN terrestrial habitat throughout the surrounding area from any new development or land management activities, and potential degradation of off-site aquatic habitats (i.e. through silting/vegetation encroachment).

3 Management Objectives

3.1.1 Management objectives are detailed within Table 3.1, below, along with a brief description of the intended end state and indicators of success. These have been determined through consideration of the following, with information collated from the ecological survey and assessment (Enzygo, 2024a):

- Ecological Features identified on site and within the zone of influence;
- Historical records of protected species/habitats present within the locality;
- National Planning Policy Framework (NPPF), ODPM 05/2006, Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 (as amended), UK Biodiversity Action Plan (BAP) Species of Principal Importance (SPI) and Habitats of Principal Importance (HPI);
- Local planning policy, including Local BAP species and habitats, and consideration of Green/Blue Infrastructure Resource;
- Consultation with any third parties/stakeholders i.e. Greater Manchester Ecology Unit, Greenspace Neighbourhood Services etc;
- Other influencing factors such as, Geology, Hydrology, intended operational activities, and existing disturbance activities within the locality i.e. adjacent residential development and proximity to rail line etc; and
- BS42020:2013: Biodiversity – Code of Practice for Planning and Development (BSI, 2013) and Biodiversity Net Gain: Good Practice Principles for Development (Baker, Hoskin, & Butterworth, 2019).

Table 3.1: Management Objectives

Ecological Feature	Objective & Target
Green Infrastructure	Current 0.045ha of urban trees onsite to be replaced with 0.114ha of new urban trees, with a target condition of Moderate. Current 0.025ha of introduced shrub to be replaced with 0.052ha of introduced scrub, though as this is ornamental a condition assessment is not applicable. No net loss of habitat, no degradation of habitat quality. a) Functional green infrastructure present in good quality each year. b) Diverse range of native woody species, with no invasive species. c) Healthy specimens with no failing trees.
Bats	Maintain roosting and foraging opportunities: a) New bat boxes continue to provide roosting habitat. b) Retained and new planting areas providing favourable foraging and commuting habitats.
Birds	Maintain nesting and foraging opportunities: a) New bird boxes continue to provide nesting habitat. b) Retained and new planting areas providing favourable foraging and nesting habitat.

4 Relevant Legislation and Policy

4.1 Legislation

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

Table 4.1: Legislation Protection Afforded to Sites/Habitats that could Potentially be Affected by the Proposed Works

Designated Site/Habitat	Legal Status
None.	-

Table 4.2: 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.
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:

Species	Legal Status
	• 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.

4.1.2 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.

4.1.3 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.

4.2 National Planning Policy

4.2.1 The NPPF (2023) 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.

4.2.2 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; and,
- 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.'

4.2.3 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.

4.2.4 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.

4.3 Local Planning Policy

4.3.1 The following policies of the Manchester City Council Core Strategy 2012-2027 (Manchester City Council, 2012) are applicable to nature conservation and this assessment. *Note: these details are provided in summary only and the original document should be viewed for 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.*

4.3.2 No saved policies of the Unitary Development Plan (Manchester City Council, 2024) 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.

5 Management Prescriptions

5.1 Introduction

5.1.1 This section describes the management activities to be implemented to ensure the objectives described at Table 3.1 are achieved.

5.1.2 Refer to the Landscape Masterplan (fda, 2023) and Drawing MAN.1230.027.EC.D.002 for the extent and location/area of ecological features to be managed.

5.2 Green Infrastructure

5.2.1 Management activities at the new and existing trees, and shrub planting will follow best practice management (or as recommended by an Arboriculturalist where applicable). Any cutting/trimming shall take place outside of the nesting bird season (which is from March to August inclusive) to avoid any disturbance or potentially killing/injury of active nesting birds.

5.2.2 Tree and shrub areas to be maintained weed-free throughout the growing season and all litter and other debris should also be removed.

5.2.3 If Herbicide required (only for pernicious weeds or invasive schedule 9 species) this should be non-residual and implemented by suitably qualified individuals in line with all current standards and regulations. Mulching (PAS100 compost or similar) should be the default option for Weed control. No invasive flora species permitted to establish.

5.2.4 Regular inspection for damaged, diseased, or otherwise failed growth of trees and shrubs, with subsequent removal and replacement as needed. Any dead or failing specimens should be removed and replaced during the next available planting season. Trees guards and stakes are also to be checked and adjusted/replaced as required, and then removed once successful establishment confirmed.

5.2.5 Mulch is to be topped up annually in spring and/or autumn, and inspections to determine if aeration of compacted soils is required. The base of new trees and shrubs to be watered during prolonged periods of dry hot weather, particularly in the first year whilst establishing.

5.2.6 Trees and shrubs shall be cut as required to maintain the health of the specimen and/or when encroaching into areas where not wanted (such as over footpaths, doorways etc.). All arisings to be chipped and spread on site and/or used as mulch to base of shrubs and trees.

5.3 Bats

5.3.1 The above described habitat management measures will ensure that favourable foraging and commuting habitat for bats which are likely to be present in the local area is maintained at the operational site.

5.3.2 In addition, the new bat boxes shall be checked annually to ensure they remain present and have not been damaged or removed. Any missing or damaged box should be replaced at the earliest opportunity with a box or the same type and specification.

5.3.3 No clearance of the boxes is necessary, as due to the design of the boxes, bat droppings and other debris will fall out the bottom of the box of their own accord. No checking of the interior of the boxes should be permitted (unless by a licensed Ecologist) due to the protection afforded to bats and their roosts.

5.4 Birds

5.4.1 The above-described habitat management measures will ensure that an abundance of suitable nesting habitat is provided at the new tree and shrub planting, in additional to favourable foraging opportunities.

5.4.2 Again, in addition to the above habitat management measures, the new bird boxes will be checked annually to ensure they remain present and have not been damaged or removed. Missing or damaged boxes will be replaced by a box of the same type and specification at the earliest opportunity.

5.4.3 Where boxes are not integrated into the brickwork of buildings or within private gardens, the boxes shall be checked and emptied annually in the autumn (therefore avoiding the bird breeding season from March to August) to remove old nest debris which are often invested by parasites.

6 Works Schedule

6.1.1 An annual work plan has been detailed below for relevant time restricted activities. This plan can be reviewed and/or rolled forward over a 30-year period as necessary.

Table 6.1: Proposed Work Schedule

Management Prescription	Years 1 to 5											
	J	F	M	A	M	J	J	A	S	O	N	D
Trimming of shrub & trees as required												
Annual inspection of tree/shrub condition (i.e. to identify damaged, failing and/or diseased specimens)												
Replacement planting of any failed tree/shrubs												
Checking, adjusting and/or removing tree ties and stakes												
Check to top up mulch and aerate soil if required												
Herbicide spot-treatment or hand removal of undesirable noxious weeds												
Annual check for invasive flora across site (at the height of growing season when easiest to identify)												
Check on hibernacula, rebuilding and/or cutting back vegetation as required												
Check of bird and bat boxes, with replacement if necessary. Clear out bird boxes (not bat boxes)												

7 Monitoring and Remedial Actions

7.1.1 This HMMP will be reviewed annually and updated accordingly to take account of any changes to management prescriptions and identify any contingencies/remedial action accordingly. This review will ensure that the identified ecological objectives in relation to target conditions reported in the submitted Statutory DEFRA Biodiversity Metric are achieved.

7.1.2 At least an annual inspection will be undertaken of all habitats on-site, with any incidents or damage reported as soon as this is noticed and remedied at the earliest position opportunity (e.g. replacement planting at the next planting season).

7.1.3 No specific monitoring is required in respect of any protected or notable species.

8 Mechanisms to Secure Delivery

8.1 Legal and Funding Mechanisms

8.1.1 The anticipated planning condition associated with provision of a HMMP document ties the client into the provision of the 5-yr management.

8.2 Persons Responsible

8.2.1 Lidl GB Ltd (the developer) will be responsible for appointing a suitable Management Company who will be made responsible for implementing actions within this management plan. As required, the appointed Management Company will employ specialist contractors to undertake specified tasks.

9 References

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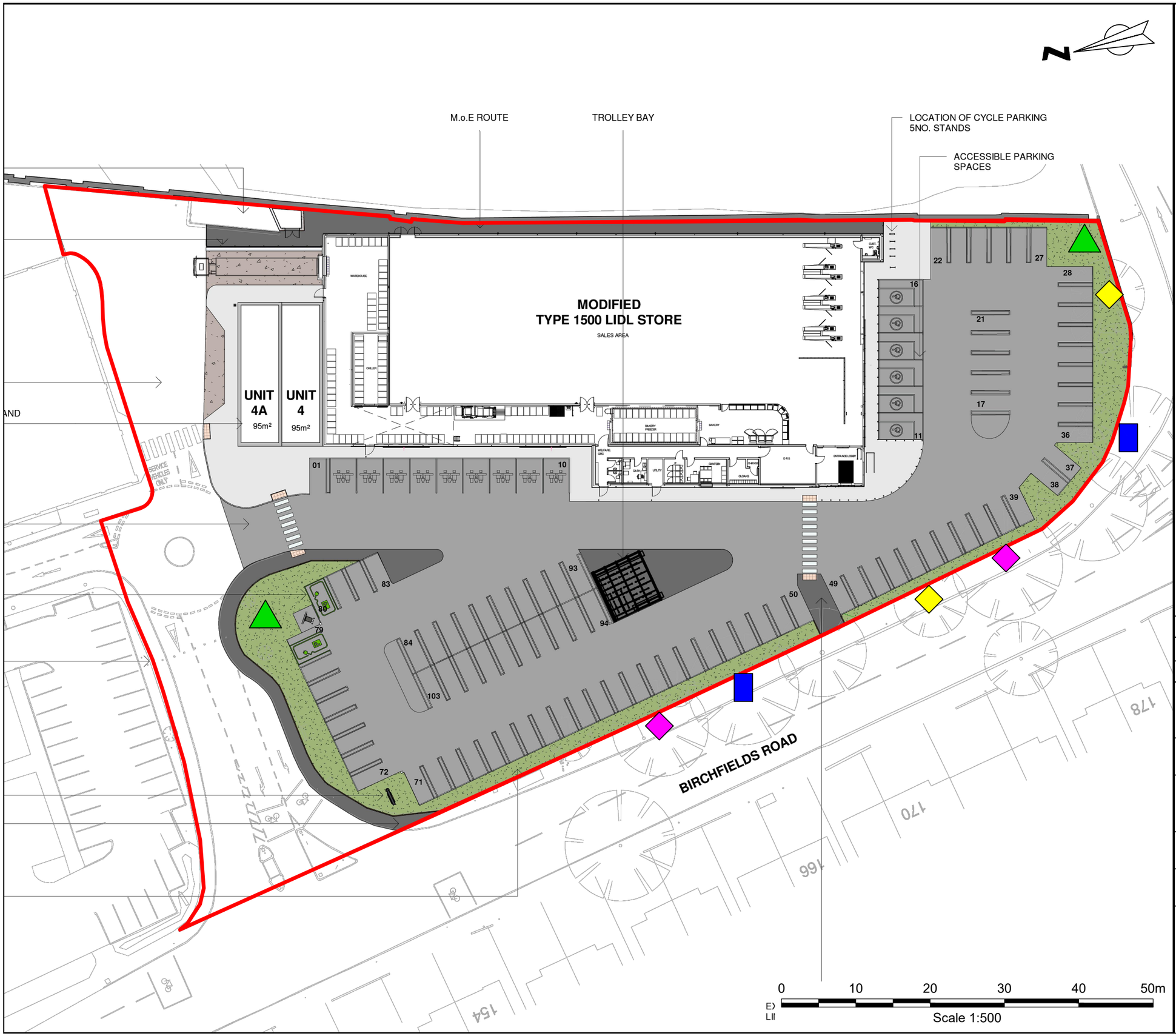
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Drawing MAN.1230.027.EC.D.002 – Enhancement Plan



KEY:

Site Boundary

2 x Beaumaris Bat Box (or similar if not available)



2 x Vivara Pro WoodStone House Sparrow Double Chamber Nest Box (or similar if not available)



2 x Vivara Pro WoodStone Starling Nest Box (or similar if not available)



2 x Deadwood Piles



Rev	Date	Description	DRA	CHK	APP
P01	05/11/24	Issued for comment / approval	LW	KS	KS

Project
Fallowfield Retail Park

Client
Lidl GB Ltd

Drawing Title
Biodiversity Enhancement Plan

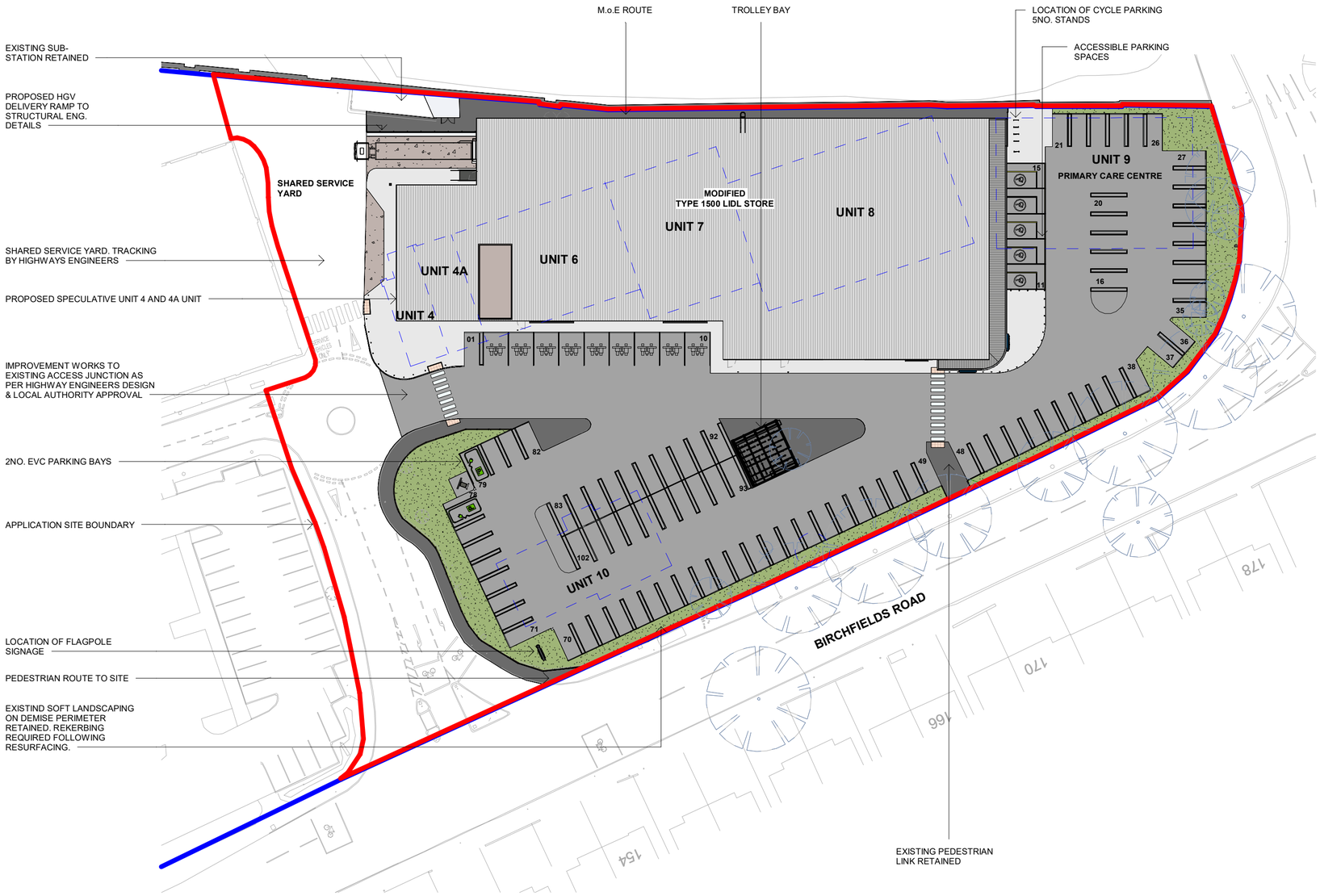
Scale	Date	Status
1:500@A3	05/11/24	Preliminary

DWG No. MAN1230027-ENZ-XX-XX-DR-Z-0002 **Revision** P01

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Appendix A – Proposed Site Layout



N

5 0 5 10 15 20 25

SCALE 1:500 m

Architects are to be notified of any discrepancies.
Contractors must check all dimensions on site.
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For other information refer to the latest revision of any cross referenced drawings.
To be read in conjunction with relevant design standards/protocols

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BOUNDARY SCHEDULE - OPTION 7D			
	BOUNDARY	ACRES	SQM
	SITE APPLICATION BOUNDARY	2.23	9033.87

TREES REMOVED SUBJECT TO TREE SPECIALIST REVIEW & LPA APPROVAL.
REFER TO LANDSCAPE ARCHITECT PROPOSALS.

EXISTING BUILDINGS AND SITE ELEMENTS TO BE DEMOLISHED / REMOVED.

PARKING SCHEDULE OPT 7D	
	QUANTITY
EVC SPACES	2
LIDL ACCESSIBLE SPACES	5
LIDL PARENT & CHILD SPACES	9
LIDL STANDARD SPACES	86
GRAND TOTAL	102

Rev	Description	Date	Drn	Ckd
C6	UPDATED AS PER LATEST LIDL SPEC - PLANNING	27.02.24	SP	JM
C5	PLANNING UPDATE AS PER CLIENTS REQUEST	13.11.23	SP	JM
C4	PLANNING PACK AMENDMENTS	17.10.23	SI	JM
C3	ALTERATIONS TO SCHEME - PLANNING ISSUE	03.10.23	SP	JM
C2	SCHEME UPDATED. ISSUED FOR PLANNING	01.02.22	MN	JM
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

Status

PLANNING

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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	- C6

SMR Job Ref	Sheet	Scale	Drawn
7397-00-2003	A2	1 : 500	DM

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