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Ecological Impact Assessment

Land at Mauldeth Road West, Chorlton

Lidl GB Ltd.

MAN.1230.041.EC.R.002

'Experience and expertise working in union'

enzygo.com

Contact Details:

Enzygo Ltd. (Bristol Office)
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

tel: 01454 269237
email: derek.allan@enzygo.com
www: enzygo.com

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For:	Lidl GB Ltd.
Status:	Final – Rev B
Date:	18th October 2023
Author:	Chris Schofield MSc BSc (Hons) ACIEEM – Principal Ecologist
Reviewer:	Derek Allan MSc BSc (Hons) MCIEEM – Director of Ecology

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Enzygo Limited Registered in England No. 6525159
Registered Office: Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

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Non-Technical Summary

i. In May 2022 Enzygo Ltd was commissioned by Lidl GB Ltd (the client) to undertake an Ecological Impact Assessment (EcIA) of Land at Mauldeth Road West, Chorlton, Manchester M21 7AA (central grid reference: SJ 82506 93227) located within the Manchester City Council planning authority. This study will inform a planning application for redevelopment of the site to a retail store. This report was updated in October 2023 following finalisation of the proposed site layout.

ii. The following key ecological features and associated recommendations have been identified:

- **Line of Trees and Green Infrastructure** – (*the eastern boundary tree-line provides a limited extent of green infrastructure and wildlife corridor connectivity across the developed landscape*) – as retention of this feature is not possible, the final landscape scheme is to incorporate tree and shrub planting around the site boundaries;
- **Badger –** (*No evidence of Badger within the site and no significant opportunities, however Badger are known to be present in the local area*) – precautionary best practice measures are recommended for the construction phase;
- **Birds (general nesting) -** (*Trees and ornamental shrub planting provide nesting potential for a restricted range of bird species*) – Vegetation clearance 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; and
- **Invasive Flora –** (*Wall Cotoneaster is frequent within the ornamental shrub planting*)- recommended this is removed during the construction phase through grubbing out by the routes and either burying on-site or otherwise disposing of responsibly off-site. No detailed invasive species treatment/eradication plan is deemed necessary in this instance.

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 May 2022 Enzygo Ltd was commissioned by Lidl GB Ltd (the client) to undertake an Ecological Impact Assessment (EcIA) of Land at Mauldeth Road West, Chorlton, Manchester M21 7AA (central grid reference: SJ 82506 93227) located within the Manchester City Council planning authority. This study will inform a planning application for redevelopment of the site to a retail store. This report was updated in October 2023 following finalisation of the proposed site layout.

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 redevelopment of the site to a retail store, with associated car parking and landscape planting. An existing site access at the south-western boundary on to Nell Lane is to be adapted (i.e. widened to provide HGV access). It is assumed that no additional land outside of the redline boundary footprint is proposed for any construction compound, contractor parking etc. Refer to Appendix A for a plan of the proposals.

1.2.2 Demolition of the existing building is to be conducted under a separate prior notification for demolition application. This demolition application is supported by a separate *Preliminary Bat Roost Assessment* report (Enzygo, 2022) which presents an assessment of impacts and mitigation measures in relation to roosting bats and nesting birds during the demolition works. No further assessment or mitigation in relation to the demolition phase is provided here.

1.2.3 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), and British Standard BS42020:2013 (BSI, 2013).

1.4 Background/Acknowledgments

1.4.1 A search of the Manchester City Council planning website has not identified any previous applications associated with the site or the immediate surrounds with any supporting ecological

survey or assessment information pertinent to this report. Previous applications associated with the site such as 2018 and 2020 change of use applications (planning references 120366/P4C/2018 and 126023/FO/2020) were not supported by any ecology details.

1.4.2 It is our understanding that to date, there have been no correspondence with the County Ecologist or any other statutory consultees regarding this application. Additionally, we have not been informed of any Local Validation requirements i.e. biodiversity checklist for completion or specific standards for surveys.

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 B for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

1.6.1 The approximately 0.7ha site comprises an existing former office building which has been recently vacated, with land surrounding supporting former hardstanding car parking and localised areas of modified grassland and ornamental planting. A tree-line lies along part of the south-eastern boundary.

1.6.2 The remainder of the south-eastern boundary, the north-eastern boundary and south-western boundary are demarcated by metal security fencing, with Chorlton High School beyond to the north-east, Mauldeth Road West to the south-east, and Nell Lane to the south-west. The north-western boundary is defined by the edge of a minor access road, with an office block and a Mosque beyond. The wider landscape is characterised by extensive built development of the Chorlton area of south-west Manchester.

1.6.3 The site lies within the Manchester Conurbation National Character Area (Natural England, 2013) which is characterised as "*dense urban and industrial development, commercial, financial,*

retail and administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure."

Figure 1 – Site Area

Image courtesy of Google Image Pro 7.3.2.5491, [Grid Ref: SJ 82506 93227]. Imagery date March 2021. Image accessed 11th August 2022.

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 August 2022] (DEFRA, 2022);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [Manchester City Council website, 11th August 2022];
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; Magic Map; and Ordnance Survey Street View, 11th August 2022); 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 Record Centre (GMLRC), 21st June 2022].

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, Using and Sharing Biodiversity Data in the UK* (CIEEM, 2020).

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 and Preliminary Bat Roost Assessment of Trees	20/06/2022	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)).	Dry and partly cloudy (25% cloud cover), and 22°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, 2023), 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 of Trees

2.2.6 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 Potential Development Impacts

2.3.1 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.

2.3.2 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).

2.3.3 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.

2.3.4 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.

2.3.5 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.

2.3.6 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.

2.3.7 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.

2.3.8 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).

2.3.9 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, June represents a favourable 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 have a publicly accessible map of Tree Preservation Orders (TPOs).

2.4.8 All areas of the site were fully accessible.

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.1230.041.EC.D.001 for the location/extent of ecological features where relevant.

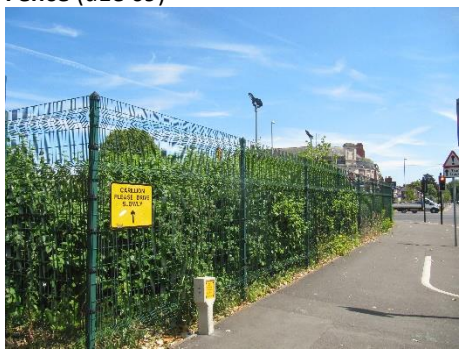
Table 2 – Ecological Features

Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
None within a 5km radius	-	N/A
Statutory sites designated under national legislation (& Impact Risk Zones)		
Impact Risk Zone (IRZ) *No SSSIs within a 2km radius*	The site does not lie within an Impact Risk Zone (IRZ) for which the LPA should consult Natural England on the likely impacts of any development types.	N/A Proposals do not meet the criteria for which LPA should consult Natural England.
Local Nature Reserves		
Chorlton Ess and Ivy Green Local Nature Reserve (LNR) 1.1km West	On the site of a former sewage works there are now meadows, wildflowers and woodland walks.	County
Chorlton Water Park LNR 1.2km South	Former gravel pit managed for people and wildlife and is nationally important for wildfowl. Recently extended wildlife pond with wheelchair accessible dipping platform. Specially planted bullfinch area with fruit trees and gorse for cover. Developing woodland areas and rough grassland. Common spotted and marsh orchids in grassland. Crayfish in the lake.	County

Other locally designated wildlife sites		
Hardy Farm SBI 1.2km West	Site is noted for its semi-natural grassland habitat.	County
Chorlton Water Park Site of Biological Importance (SBI) 1.3km South	Site is noted for its open water habitat and notable assemblage of birds.	County
Chorlton Ees SBI 1.5km West	Site is noted for its habitat mosaic and notable assemblage of birds.	County
Field by Electricity Sub-station SBI 1.6km South-west	Site is noted for its calcareous grassland habitat.	County
Meadows at Sale Water Park SBI 1.6km West	Site is noted for its old grasslands and running water habitat.	County
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Lowland Mixed Deciduous Woodland HPI 125m West	A total of 5.3ha within 500m of the site, with the closest 3.8ha located 125m to the west associated with Chorlton Park. No woodland identified as Ancient Woodland within a 500m radius.	Local
Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	The eastern boundary tree-line provides a limited contribution to wildlife corridor function and habitat connectivity through the developed landscape.	Local
Blue Infrastructure	Site and the immediate surrounds do not support any watercourses or waterbodies, and no known connectivity between the site and any watercourses in the surrounding area.	N/A
Dark Zones	There are no known dark zones across the site. In accordance with the standard guidance specified in the *Guidance Notes for Reduction of Obtrusive Lighting* (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 single large four-storey, flat-roof, former office block which has been recently vacated and is not in current use. The large rectangular-shaped building is approximately 60m long by 12m wide and has a brick-and-mortar construction with a concreate supports and platforms separating floors, and extensive uPVC and metal frame windows throughout each elevation. The flat roof supports a low parapet wall around the edges, and what appears to be a small flat-roof brick plant room. No significant vegetation assemblages are associated with the building, and it does not represent or contribute to any UK BAP or Local Priority Habitat. It is assumed that following the demolition of this building (proposed under a separate prior to demolition notification application) that this area will support unvegetated compacted rubble/hardcore and hardstanding.	Negligible
Developed Land, sealed surface (u1b) 	The majority of the land surrounding the former office block comprises sealed surface hardstand of car parking areas, access roads and walkways. The hardstand areas are almost entirely devoid of vegetation, with significantly sparse (<1% cover) colonising vegetation present at gaps, areas of damage and the edges of habitat. This vegetation is characterised by occasional Annual Meadow grass (*Poa annua*), Dandelion (*Taraxacum officinale* agg.), Broad-leaved Willowherb (*Epilobium montanum*), Common Ragwort (*Senecio jacobaea*), Autumn Hawkbit (*Scorzoneroides autumnalis*), Greater Plantain (*Plantago major*) and Prickly Sow-thistle (*Sonchus asper*). This species assemblage is typical of the regularly disturbed developed conditions present. This hardstand habitat does not represent or contribute to any UK BAP or Local Priority Habitat.	Negligible

Artificial Unvegetated Unsealed Surface (u1c) 	At the centre of the site are localised areas of unvegetated unsealed surface comprises a compacted rubble substrate. Significantly sparse colonising vegetation is present including Broad-leaved Willowherb, Dandelion, Wavy bittercress (*Cardamine flexuosa*) and Canadian Fleabane (*Erigeron canadensis*). Again, this species assemblage and habitat is typical of the regularly disturbed developed conditions and does not represent or contribute to any UK BAP or Local Priority Habitat.	Negligible
Modified Grassland (g4) 	Around the margins of the former car park, along the existing access road, and a localised area at the north of the site, is species-poor amenity grassland. This modified grassland appears to no longer receive regular cutting/management and has been permitted to grow tall. This grassland is characterised by abundant Yorkshire-fog (*Holcus lanatus*) and Red Fescue (*Festuca rubra*), with frequent Perennial Rye-grass (*Lolium perenne*), White Clover (*Trifolium repens*), Creeping Buttercup (*Ranunculus repens*), Dandelion and Ribwort Plantain (*Plantago lanceolata*), and occasional False Oat-grass (*Arrhenatherum elatius*), Common Ragwort, Spear Thistle (*Cirsium vulgare*), Common Mouse-ear (*Cerastium fontanum*), Self-heal (*Prunella vulgaris*), Yarrow (*Achillea millefolium*), Cat's-ear (*Hypochaeris radicata*) and Daisy (*Bellis perennis*). This grassland does not represent, or contribute to, any UK BAP or Local Priority Habitat.	Negligible
Introduced Shrub (u1b6 1160) 	Around the margins of the former car park are stands of ornamental shrub planting. This includes abundant Dogwood (*Cornus* sp.) and frequent *Viburnum davidii* and Wall Cotoneaster (*Cotoneaster horizontalis*). The shrub planting does not represent, or contribute to, any UK BAP or Local Priority Habitat.	Negligible

Line of Trees (w1g6) 	At eastern boundary, adjacent to Mauldeth Road West, is an approximately 50m long line of trees. These trees are young to semi-mature and support dominant Sycamore (*Acer pseudoplatanus*), with occasional Elm (*Ulmus* sp.) and Pine (*Pinus* sp.), with a shrub layer supporting abundant Hawthorn (*Crataegus monogyna*) and occasional Ash (*Fraxinus excelsior*). The ground layer is characterised by abundant Common Nettle (*Urtica dioica*), Cleavers (*Galium aparine*) and Bramble, with occasional Herb-robert (*Geranium robertianum*), Wood Avens (Geum urbanum), Dandelion and Tutsan (*Hypericum androsaemum*). These trees do not represent, or contribute to, any UK BAP or Local Priority Habitat, although do provide limited green infrastructure function as described above.	Local
Fence (u1e 69) 	The site boundaries and boundaries of the former car park support metal security fencing. These features do not support any specific significant vegetation assemblages. These features do not represent, or contribute to, any UK BAP or Local Priority Habitat.	Negligible

Legally Protected & Priority Species (& Consultation Zones where applicable)		
Bats	Assessment of the suitability of the existing building is presented within a Preliminary Bat Roost Assessment report (Enzygo, 2022) submitted in support of a separate prior notification for demolition application. This assessment confirmed the building is of *Negligible* suitability for roosting bats (Collins, 2023) and presents precautionary measures to be adhered to during the construction phase. No potential roosting features were noted associated with the trees at the eastern boundary (i.e. no holes, cavities, broken limbs etc.)., with all trees assessed as of *Negligible* suitability for roosting bats (Collins, 2023) as these have no thick trunks or limbs and are all relatively young. The predominantly building and bare ground habitats within the developed landscape provide *Negligible* suitability foraging and commuting habitat for bats (Collins, 2023). The eastern boundary line of trees provides a very limited extent of suitable foraging and commuting habitat, however, the suitability is greatly reduced by the high levels of artificial lighting (i.e. street lighting) and surrounding extensive developed land, and therefore is not considered to likely represent any significant foraging resource for local bat populations. The local records data search has identified 10 records of bat roosts within a 2km radius recorded in the last 10 years, including roost records of Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Brown Long-eared Bat (*Plecotus auritus*) and Daubenton's Bat (*Myotis daubentonii*). The closest are two 2015 records of a Brown Long-eared Bat roost located 925m to the north-west. There is also a total of 397 records of other signs of bats (i.e. not roost records) within a 2km radius. In addition to presence of each of the above six species, there are records of Nathusius' Pipistrelle (*Pipistrellus nathusii*), Noctule (*Nyctalus noctula*), Natterer's Bat (*Myotis nattereri*), *Myotis* sp. and unidentified bat species. The closest is a 2000 record of an unidentified bat species located 175m to the east. Four records of previous EPS licences within a 2km radius of the site. The closest is a 2015 licence record from 1km to the north-west (licence reference 2015-15443-EPS-MIT-1) associated with Brown Long-eared Bat. The three more distant licence records are associated with Common Pipistrelle and Soprano Pipistrelle and are beyond 1.5km from the site to the south-east.	Negligible

Badger	No evidence of Badger detected during the field survey either within the site or within an accessible 50m radius. The predominantly building and bare ground habitats within the developed landscape provide significantly poor-quality shelter, refuge, and foraging habitat for Badger. Boundary security fencing also restricts the potential for Badger to access the site. The local records data search has identified 12 records of Badger setts within a 2km radius, with the closest numerous records of a sett 250m from the site boundary (specific locations withheld to keep Badger records confidential).	Local
Dormouse	The predominantly building and hardstand habitats provide no opportunities for Dormouse which typically inhabit mature hedgerow and woodland copses in open countryside. In addition, the site is in an area of the Country where this species is significantly rare, if not extinct. 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. The local records data search has identified one record of Otter within a 2km radius, located 1.6km to the south at the River Mersey, recorded in 2014. No records of Water Vole presence within a 2km radius, although several records of absence from 2009.	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 (*Tyto alba*) provided at the developed habitats, and no high-level buildings suitable for species associated with more urban landscapes such as Peregrine (*Falco peregrinus*). The local data search has identified records of Schedule 1 birds within a 2km radius in the last 10 years comprising Barn Owl, Hobby (*Falco subbuteo*), Kingfisher (*Alcedo atthis*), Peregrine (*Falco peregrinus*) and Scaup (*Aythya marila*). The closest are 2014 and 2015 records of Kingfisher recorded 100m to the north at Chorlton Brook.	Negligible

Breeding, Wintering and Migratory Birds	The line of trees and ornamental shrub planting provide a limited extent of suitable nesting habitat for a restricted range of common bird species likely to be present in the local area. No opportunities for any wintering or migratory species considering the developed and disturbed conditions. The local records data search has identified records of 18 Priority Species of bird within a 2km radius including Bullfinch (*Pyrrhula pyrrhula*), Cuckoo (*Cuculus canorus*), Dunnock (*Prunella modularis*), Grey Partridge (*Perdix perdix*), Herring Gull (*Larus argentatus*), House Sparrow (*Passer domesticus*), Reed Bunting (*Emberiza schoeniclus*), Skylark, Song Thrush (*Turdus philomelos*) and Starling (*Sturnus vulgaris*).	Local importance to a restricted range of common bird species.
Common Reptiles	The predominantly building and hardstand habitats within the developed landscape provide negligible opportunities for foraging, sheltering or hibernating common reptiles such as Slow-worm (*Anguis fragilis*) and Common Lizard (*Zootoca vivipara*). No records of reptiles within a 2km radius in the last 10 years.	Negligible
Great Crested Newt	No waterbodies providing any potential for breeding Great Crested Newt (GCN) within the site or within an unobstructed 500m radius. OS maps and aerial imagery do not indicate any ponds within a 500m radius. The predominantly building and hardstand habitats provide negligible opportunities for terrestrial GCN, with an absence of any notable extent of suitable foraging or refuge habitats. No records of GCN within a 2km radius, and no records of previous Natural England EPS licence applications. The site does not lie within any specific GCN risk zone identified by NatureSpace or Natural England	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 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 in the last 10 years, although a single 2009 record from Chorlton Water Park 1.3km to the south.	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 record 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. A single 1985 record of Floating Water-plantain (*Luronium natans*) 1.5km to the south-east. No further records of protected flora within a 2km radius.	Negligible
Invasive Flora 	Frequent Wall Cotoneaster (*Cotoneaster horizontalis*) is present with the ornamental shrub planting. No further Schedule 9 species, identified during the field survey. Records of invasive flora not provided by GMLRC.	Local Species listed on Schedule 9 of the WCA 1981.
Invasive Fauna	No invasive species detected during the survey and no specific opportunities for any invasive species identified. Records of invasive fauna not provided by GMLRC.	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 (*Bufo bufo*) and Hedgehog (*Erinaceus europaeus*). There are records within a 2km radius in the last 10 years of Hedgehog, Common Toad and White-letter Hairstreak (*Satyrium w-album*), 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. For instance, no impacts of the proposals are anticipated on Chorlton Ess and Ivy Green LNR or Chorlton Water Park LNR or any other designated site in the wider area, with no hydrological connectivity, no anticipated increases in operational recreational pressures, and no construction impacts such as dust, noise etc.

Table 3 – Assessment of effect and mitigation measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Line of Trees and Green Infrastructure	Loss of line of trees which provides minor green infrastructure function Minor adverse, permanent, reversible impact.	As retention of this feature is not possible, the final landscape scheme will include tree and shrub planting around the site boundaries to provide linear connectivity around the site.	Tree and shrub planting within the final landscape scheme.	No significant effect anticipated
Badger	Low risk of killing/injury in the unlikely event Badger were to access the site during construction. Minor adverse, permanent, irreversible impact.	As Badger are known to be present in the local area, all construction works shall be undertaken in accordance with a set of best practice precautionary reasonable avoidance measures including not leaving pits/trenches open overnight in which Badger may become trapped, no night lighting and safe storage of chemicals.	None required.	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
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 vegetation including the line of trees and ornamental shrub planting 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
Invasive Flora	Risk of spreading invasive flora in the wild. Minor adverse, temporary, reversible impact.	Recommended Wall Cotoneaster is removed during the construction phase through grubbing out by the routes and either burying on-site or otherwise disposing of responsibly off-site. No detailed invasive species treatment/eradication plan is deemed necessary in this instance.	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 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, can demonstrate an overall net gain for biodiversity. Where necessary, a separate Defra Metric 4.0 calculation can be provided in accordance with Schedule 14 of the Environment Act 2021 (which is expected to be mandated in early 2024). The specific location and details of the enhancement 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 final landscape planting scheme shall 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 should 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. new landscape planting).	Minor positive effect
Deadwood Hibernacula	It is recommended that informal deadwood hibernacula are created at the site boundaries to provide enhanced refuge, shelter and hibernation opportunities for a range of wildlife including small mammals, common amphibians and invertebrates. The woody arisings from any required tree clearance would provide suitable materials for the creation of these piles rather than any requirement to import materials from off-site.	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 a positive determination of the planning application in ecological terms.

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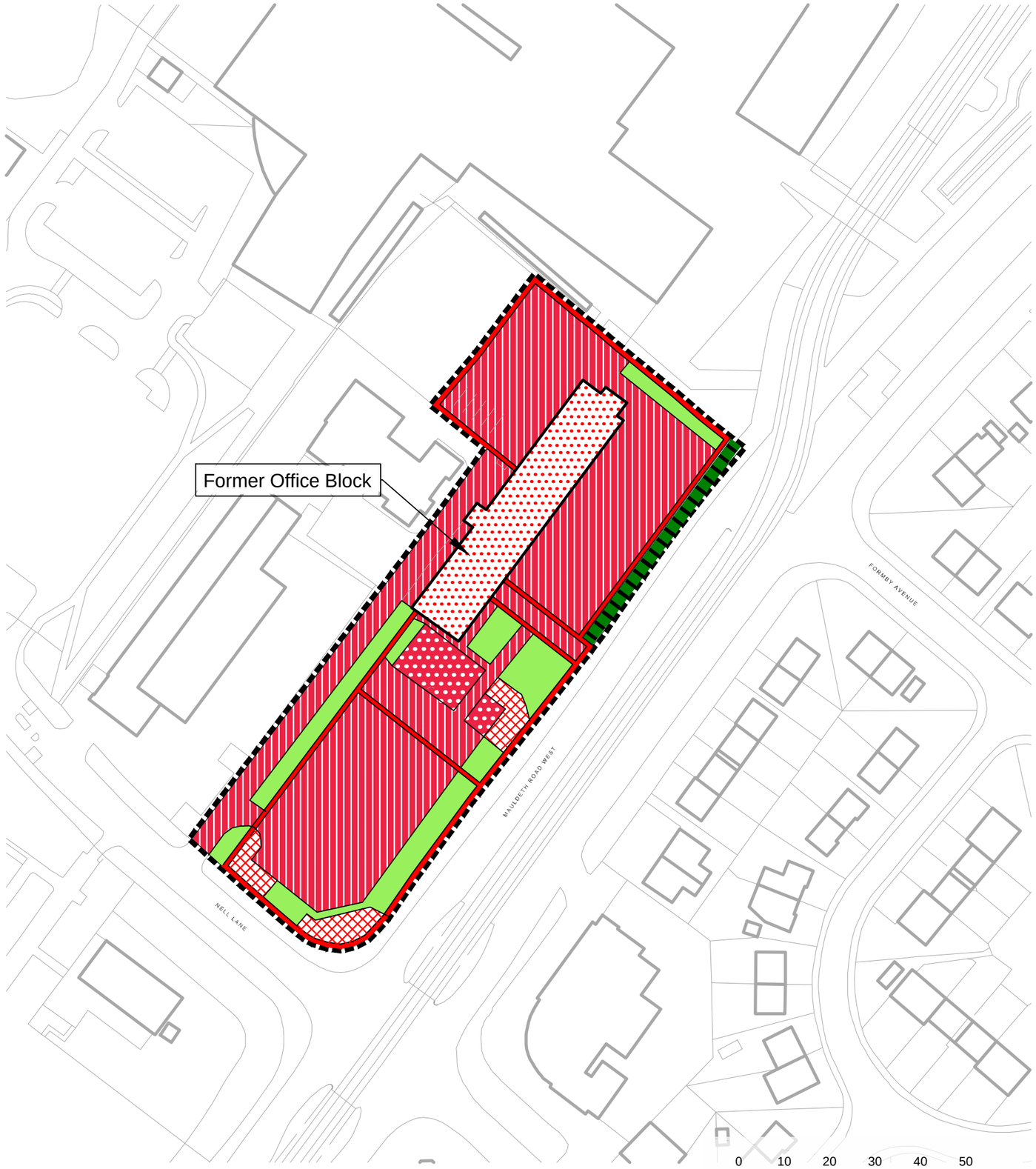
Drawing MAN.1230.041.EC.D.001 – UK Habitat Classification Map



0 10 20 30 40 50 75 100m

Scale 1:1,000@A3

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Key

- Site Boundary
- Building (ulb5)
- Developed Land, Sealed Surface (u1b)
- Artificial Unvegetated Unsealed Surface (u1c)
- Introduced Shrub (u1b6 1160)
- Modified Grassland (g4)
- Line of Trees (w1g6)
- Fence (u1e 69)

enzygo environmental consultants

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

CLIENT: Lidl GB Ltd

SCALE: 1:1,000@A3

PROJECT REF: MAN.1230.041

DRAWN: MG

CHECKED: CS

DATE: June 2022

PROJECT: Land at Mauldeth Road West, Chorlton

TITLE: UK Habitat Classification Map

DRAWING NO: MAN.1230.041.EC.D.001

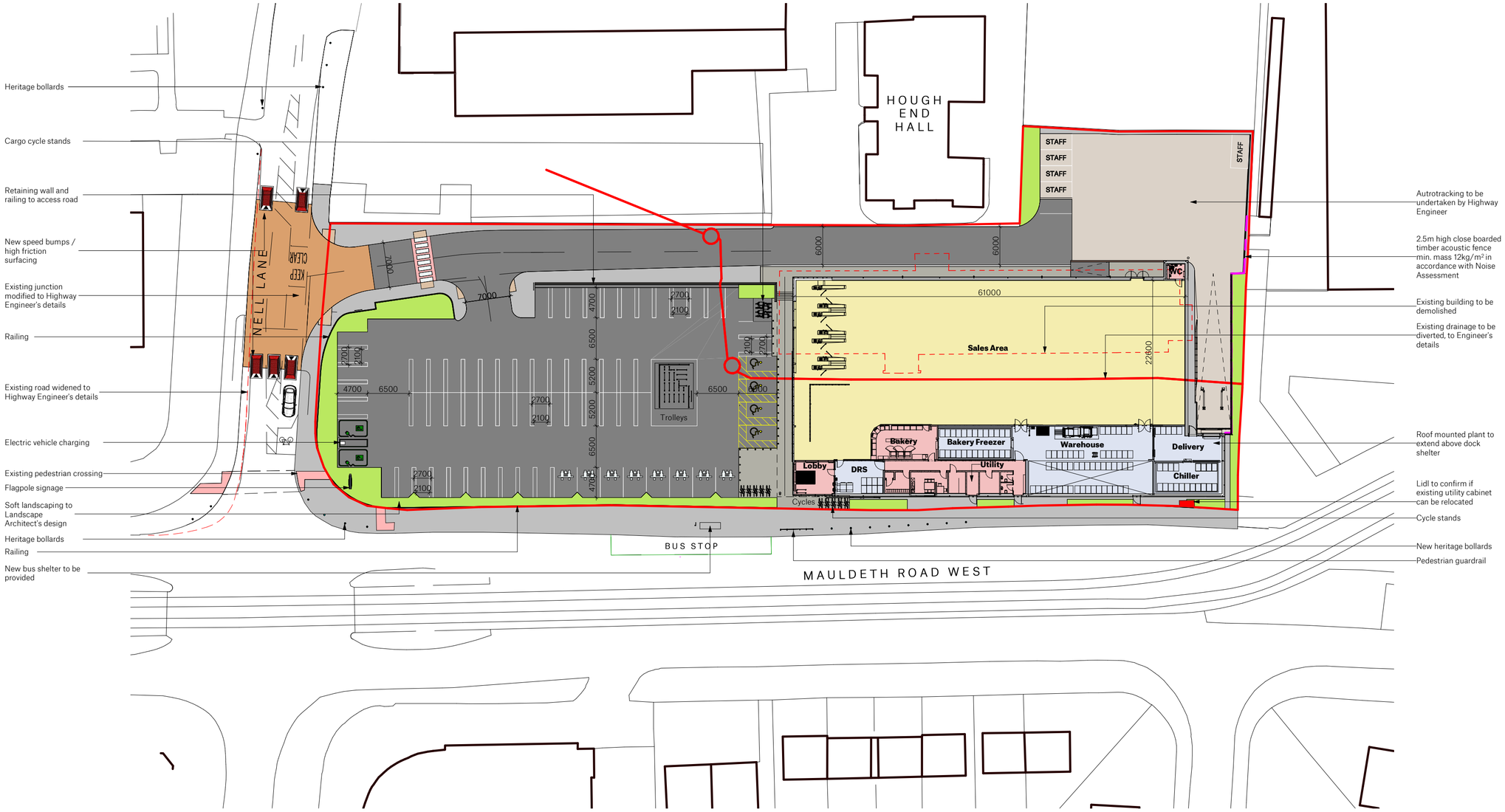
Appendix A – Proposed Site Layout

Rev.	Author	Checker	Date
P10	JCA	DWW	12.10.23

OVERALL

SITE AREA (Approx.):	6866 m²
BUILDING AREAS	
Sales Area	1444 m²
Warehouse Area	435 m²
Ancillary Area	212 m²
GROSS INTERNAL AREA (TOTAL)	2092 m²
PARKING	
Disabled	4
Electric Vehicle Charging	2
Parent & Child	8
Staff	5
Standard	57
TOTAL	76
Short Stay Bicycles	20
Cargo Cycle	4

- Tarmac (Vehicles)
- Tarmac (Pedestrians)
- Conservation paving
- Concrete cast in-situ
- Soft landscaping
- Tactile paving
- Friction surfacing



Store Specification
Bespoke Type 13

Drawing Purpose
FEASIBILITY
This drawing has been prepared for the sole purpose of forming part of a feasibility study, and should not be used for any other purpose.

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T: +44 (0)844 800 6660
www.spacearchitects.co.uk

Project
Lowry House - Mauldeth Road West

Drawing Title
Proposed Site Plan - Option 2

Project No.	Drawing No.	Status	Rev.	Scale at A2
08474	XX-XX-DR-A-91004	S3	P10	1:500

File Reference: 08474-SPACE-XX-XX-DR-A-91004-S3-P10

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This drawing is Copyright - Check all dimensions on site - Inform originator of any discrepancies - Work to figured dimensions only - Do not scale

Appendix B - 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	
-	-
Nationally Protected	
Badger	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger, or attempt to do so and also make it illegal to intentionally or recklessly interfere with a Badger sett. This includes damaging or destroying a sett, obstructing access to a sett and disturbing a Badger while it is occupying a sett. Licences can be granted to permit sett closure and/or disturbance between July and November inclusive.
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	
Invasive Flora (e.g. Wall Cotoneaster)	The Wildlife and Countryside Act 1981 (as amended) contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 of the Act.

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 (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.

The NPPF states that:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- promote the conservation, restoration and enhancement 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.

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; and

- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The following should be given the same protection as habitats sites:

- potential Special Protection Areas and possible Special Areas of Conservation;

- potential Special Protection Areas and possible Special Areas of Conservation; and

- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.'

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BRISTOL
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA
Tel: 01454 269 237

SHEFFIELD
Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield S36 2AA
Tel: 0114 321 5151

MANCHESTER
Ducie House
Ducie Street
Manchester
M1 2JW
Tel: 0161 413 6444

CARDIFF
Regus House
Malthouse Avenue
Cardiff Gate Buisness Park
CF23 8RU
Tel: 02920 023 700

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