



Preliminary Bat Roost Assessment

Land at Mauldeth Road West, Chorlton

Lidl GB Ltd

MAN.1230.041.EC.R.001



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Preliminary Bat Roost Assessment

Project:	Land at Mauldeth Road West, Chorlton
For:	Lidl GB Ltd
Status:	Final
Date:	23 rd June 2022
Author:	Chris Schofield MSc BSc (Hons) ACIEEM – Senior Ecologist
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Non-Technical Summary

- i. In May 2022 Enzygo Ltd was commissioned by Lidl GB Ltd (the client) to undertake a Preliminary Bat Roost Assessment (PRA) at 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 proposals for demolition of the existing buildings to prepare the site for development of a retail store.
- ii. This survey has not detected any evidence of, or significant opportunities for, roosting bats associated with the building to be demolished. Considering the survey findings/full inspection, the condition of the buildings, and the surrounding landscape, it is assessed there is a negligible risk of roosting bat presence. No further survey is recommended or required to inform this assessment, however, precautionary best practice measures are recommended during the proposed demolition.
- iii. This report has demonstrated that no significant residual impact on roosting bats could be expected, and as a result the proposed demolition will result in 'no net loss in biodiversity' 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 a Preliminary Bat Roost Assessment (PRA) at 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 proposals for demolition of the existing buildings to prepare the site for development of a retail store.

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 a planning application for demolition of the existing former office building. This demolition is proposed in relation to preparing the site for development of a new Lidl store which will also lead to the removal of some existing hardstanding car park and modified grassland areas. It is assumed that there will be no impacts to any other habitats as part of the works and no other habitats have been assessed within this report. It is also assumed that demolition arisings/materials will be either compacted to ground-level and/or piled on site, with no significant potential dust impacts or aquatic runoff impacts associated with these activities. Refer to Appendix A for a plan of the demolition proposals.

1.2.2 This assessment outlines potential impacts and effects of the proposals on roosting bats, and recommends proportionate avoidance, mitigation and/or compensation strategies, where necessary. This information will advise the client on the potential constraints to the demolition proposals.

1.3 Aims and Objectives

1.3.1 The aim of the Preliminary Bat Roost Assessment was to ascertain the following:

- Determine whether the building to be demolished support features with the potential to support roosting bats;
- Identify any evidence of bat presence (e.g. droppings, feeding remain etc.);
- Confirm the presence or likely absence of roosting bats;
- Identify likely impacts of the proposed development on roosting bats; and
- Recommend measures to avoid, mitigate or compensate for identified impacts to roosting bats, including any requirement to undertake further surveys or obtain the appropriate Natural England licence.

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) and *Guidelines for Ecological Report Writing* (CIEEM, 2017b), *Bat Surveys for Professional Ecologists Good Practice Guidelines* (Collins, 2016) and *British Standard BS42020:2013* (BSI, 2013).

1.4 Background/Acknowledgments

- 1.4.1 As the site supports only building, other developed land and localised areas of modified grassland and as the application is for demolition of buildings only, it has not been considered necessary to undertake a full Ecological Impact Assessment (EcIA) in this instance. Following initial review of the site and the proposals, it was assessed the only potential significant ecological impacts are in relation to roosting bats. No other significant construction or operational impacts on ecological features have been identified in relation to the demolition proposals (with the exception of the potential for nesting birds (refer to Section 4)). A full EcIA report is to support the separate application in relation to development of a Lidl retail store.
- 1.4.2 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.
- 1.4.3 It is our understanding that to date there has been no correspondence with the County Ecologist or any statutory consultees i.e. Natural England, 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 C 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.

Figure 1 – Site Area



Image courtesy of Google Image Pro 7.3.2.5491, [Grid Ref: SJ 82506 93227]. Imagery date April 2021. Image accessed 21st June 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 bats 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:

- Any European statutory sites within a 5km radius, and national statutory sites within a 2km radius designated for bats or associated with an important bat population, and previous EPS licence applications within a 2km radius [Magic Map, 21st June 2022] (DEFRA, 2022);
- Records of bats and local wildlife sites designated for bats or associated with an important bat population within a 2km radius (Greater Manchester Local Record Centre (GMLRC), 21st June 2022); and,
- A search of the Manchester City Council planning website to identify any previous pertinent bat survey information or records for the site and/or the surrounding area (search conducted 21st June 2022).

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
Preliminary Bat Roost Assessment	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), 22°C and a light wind.

Preliminary Bat Roost Assessment

2.2.2 In accordance with current guidance (Collins, 2016), a systematic thorough search of the exterior and interior of the existing building 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 building (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).

Assessment

2.2.3 Based on the findings of the survey, each building/structure has 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 any required 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.

2.2.4 Where roosts are identified, these have been categorised as follows in accordance with current guidance (Collins, 2016):

- Transitional roost (April-September/October) – used by a few individuals or occasionally small groups of bats on waking from hibernation or in the period prior to hibernation;
- Maternity roost (May-August) – used by breeding females, where babies are born and raised to independence. Adult males rarely found here;
- Satellite roost (May-August) – used by a few individuals to small groups of breeding females as alternative roost sites in close proximity to maternity roosts;
- Mating roost (September-November) – established by males of some species to display/call to females to mate;
- Hibernation roost (October-March) - where bats may be found during the winter. They vary greatly in terms of the number of individuals and diversity of species using them;
- Night roost (March-November) – used by bats as roosts other than traditional day roosts to rest in during the night. May be used by a single individual on occasion or regularly by an entire colony;
- Day roost (March-November) – used by bats during the day to rest in, often by males. Bats may regularly use a number of days roosts or the same site for several weeks;
- Feeding roost (May-November) – can be occupied by a single bat or a few individuals to an entire colony to feed, shelter from the weather or to rest temporarily; and
- Swarming sites (August-November) – where large numbers of bats from several species gather, generally around caves and mines.

2.2.5 Potential ecological constraints to proposals have been identified from desk study and field survey data using the proposed demolition proposals (see Appendix A).

2.2.6 An assessment of likely ecological impacts has been undertaken in accordance with CIEEM guidelines (CIEEM, 2016) only where clear evidence is available to substantiate and justify the findings. 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.

2.2.7 Where ecological constraints to development are identified, further survey requirements and/or avoidance, mitigation, compensation measures that are proportionate to the predicted

degree of risk to biodiversity and to the nature and scale of the proposed works are described in accordance with the mitigation hierarchy (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. In addition, in accordance with the NPPF, opportunities to enhance or create benefits to wildlife are explored alongside the hierarchy of aforementioned measures.

- 2.2.8 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.
- 2.2.9 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).
- 2.2.10 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.

2.3 Limitations

- 2.3.1 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.
- 2.3.2 All areas of the site, including all internal areas of the buildings, were fully accessible during the survey. Although no access to the roof of the building was possible. No overall significant access limitations were experienced.
- 2.3.3 Externally, the building was only assessed from ground-level using binoculars and a high-powered torch; no survey at height or use of an endoscope was undertaken (or required).

3.0 Results

3.1 Desk Study

3.1.1 A description of desk study findings is presented in Table 2 below.

Table 2 – Desk Study Findings

Reference	Details
Statutory Sites and Local Wildlife Sites Designated for or Associated with Bats	No European designated sites (e.g. Ramsar, SACs etc.) within a 5km radius and no nationally designated sites (e.g. SSSIs) within a 2km radius. Two Local Nature Reserves (LNRs) lie within a 2km radius, namely Chorlton Ess and Ivy Green LNR 1.2km to the west, and Chorlton Water Park LNR 1.2km south. Neither of these sites have interest features or reasons for designation related to bats. Six Sites of Biological Importance (SBIs) within a 2km radius, all located to the west and south-west, with the closest Hardy Farm SBI 1.2km from the site boundary and which is designated for its species-rich grassland habitats. None of these local sites are noted as of value for features specifically related to bats.
Local Records Data	The records search has identified a total of 15 records of bat roosts within a 2km radius of the site, comprising roosts of Common Pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Pipistrelle species (<i>Pipistrellus</i> sp.), Daubenton's Bat (<i>Myotis daubentonii</i>), and Brown Long-eared Bat (<i>Plecotus auritus</i>). The closest is a record from 2000 of a Common Pipistrelle located 540m to the north. 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 (<i>Pipistrellus nathusii</i>), Noctule (<i>Nyctalus noctula</i>), Natterer's Bat (<i>Myotis nattereri</i>), <i>Myotis</i> sp. and unidentified bat species. The closest is a 2000 record of an unidentified bat species located 175m to the east.
EPS Licence Applications	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.

3.2 Field Survey

3.2.1 A description of the findings of the preliminary roost assessment survey are presented in Table 3 below. Refer to Drawing MAN.1230.041.EC.D.001 for a plan of the site and to Appendix B for additional photographs.

Table 3 – Field Survey Findings

Reference	Details
Existing Former Office Building 	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 concrete 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. Externally, the building is in notably good condition with no signs of damage or gaps identified anywhere associated with the brickwork, window or door fittings, or at any other features. No features were identified which provide suitable roosting opportunities for bats, or which may lead to any suitable enclosed spaces/crevices internally. Internally, the building was previously in use as an office block with four floors of office space and meeting rooms etc. These spaces remain significantly well-lit as a result of the windows along the walls of each elevation. The ceiling of each floor supports a suspended tile ceiling with the space above between 30-50cm in height up to the concrete platforms dividing each storey and the roof of the building. No potential access into the lift shaft, or dark enclosed plant rooms etc. was identified, and there is no basement/cellar. No evidence of roosting bats (e.g. droppings) detected anywhere externally or internally following the detailed search. No favourable roosting opportunities were noted, with no features identified suitable for supporting large numbers of bats on a regular basis, or realistically even individual numbers on an occasional basis. No hibernation opportunities identified.

Reference	Details
 	Considering the construction type and condition of the building, its location within the developed landscape with significant artificial lighting from surrounding streetlights, and the absence of any favourable roosting opportunities (or signs of roosting bats), the building is assessed as providing Negligible suitability roosting habitat in accordance with current guidance (Collins, 2016) (i.e. negligible features likely to be used by roosting bats). It is though recognised that the sometimes bats are found in unexpected or unsuitable locations, and therefore precautionary measures are identified below for the unlikely event roosting bats are discovered during works. It is also noted that the flat-roof of the building provides some limited potential nesting bird habitat for species such as Herring Gull.

4.0 Assessment and Mitigation

4.1 Assessment and Mitigation

- 4.1.1 Following the findings of the Preliminary Roost Assessment it is considered the building to be demolished provides *Negligible* suitability roosting potential in accordance with current guidance (Collins, 2016).
- 4.1.2 No timing restrictions on the proposals are necessary and considering the significantly low risk of roosting bats being present, it is not considered any supervision of the demolition works by a licensed surveyor/Ecologist is required. However, as with all demolition works, contractors must be vigilant to the possible presence of bats as bats can sometimes occur in unexpected locations, and in the significantly unlikely event a roosting bat is discovered during the works, all works in the area must cease immediately and an Ecologist or Natural England should be contracted for advice on how to proceed.
- 4.1.3 No further survey is required to inform this assessment and it is confirmed a Natural England EPS licence is not required in this instance to permit works.
- 4.1.4 The presence of nesting birds at the building cannot be discounted as some limited opportunities for nesting are present (i.e. roof nesting species). The proposed demolition must consider the potential for the presence of active nesting birds if conducted within the bird nesting season (March to August inclusive). If demolition is proposed within this window, an Ecologist should be contacted for advice on how to proceed.

4.2 Enhancement

- 4.2.1 It is recognised the demolition proposals do not lend themselves to the provision of biodiversity enhancements, however, it is understood that there are proposals for redevelopment of the site to a retail store which can incorporate enhancement measures (e.g. native planting, bird and bat boxes etc.) to secure an overall biodiversity net gain at the site. Where necessary, this retail store application can be supported by a Biodiversity Net Gain calculation (e.g. the DEFRA Biodiversity Metric 3.1) to be confirm a demonstrable 10% overall net gain can be achieved in accordance with The Environment Act 2021.

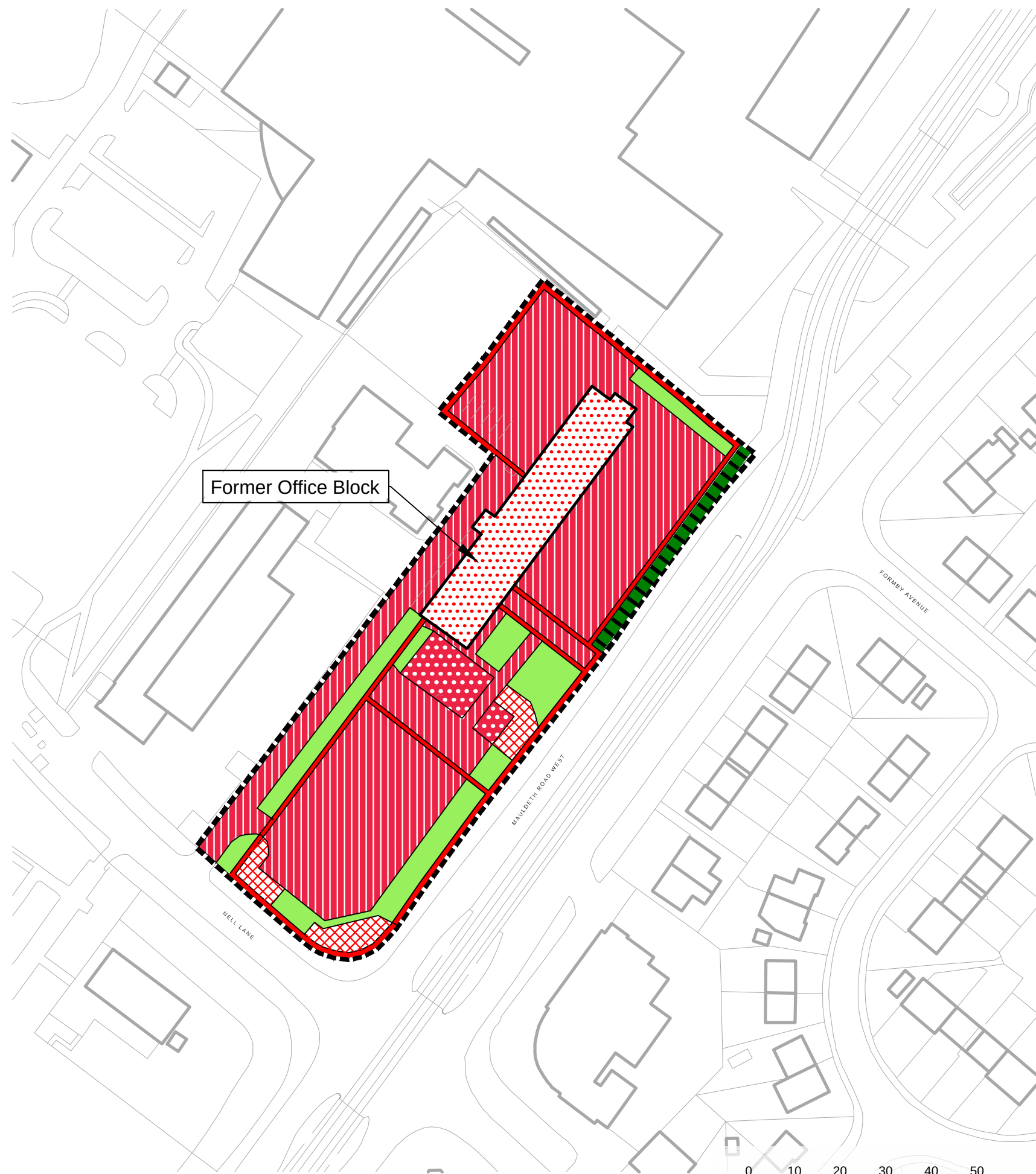
5.0 Conclusion

- 5.1.1 It is confirmed there is a negligible risk of roosting bats at the building to be demolished. No further survey or mitigation measures are necessary to avoid potential impacts on bats, or to demonstrate 'no biodiversity net loss' in accordance with NPPF and local planning policy.

6.0 References

- BSI. (2013). *Biodiversity - Code of practice for planning and development BS 42020:2013*. London: BSI Standards Limited.
- CIEEM. (2017a). *Guidelines for Preliminary Ecological Appraisal*. Winchester: Chartered Institute of Ecology and Environmental Management.
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- Collins, J. (2016). *Bat surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. London: The Bat Conservation Trust.
- DEFRA. (2022). *MAGIC*. Retrieved from <https://magic.defra.gov.uk/MagicMap.aspx>
- Manchester City Council. (2012). *Core Strategy Development Plan Document*. Manchester: Manchester City Council.

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



Key

- Site Boundary
- Building (u1b5)
- Developed Land, Sealed Surface (u1b)
- Artificial Unvegetated Unsealed Surface (u1c)
- Introduced Shrub (u1b6 1160)
- Modified Grassland (g4)
- Line of Trees (w1g6)
- Fence (u1e 69)



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:

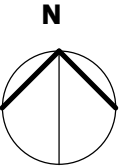
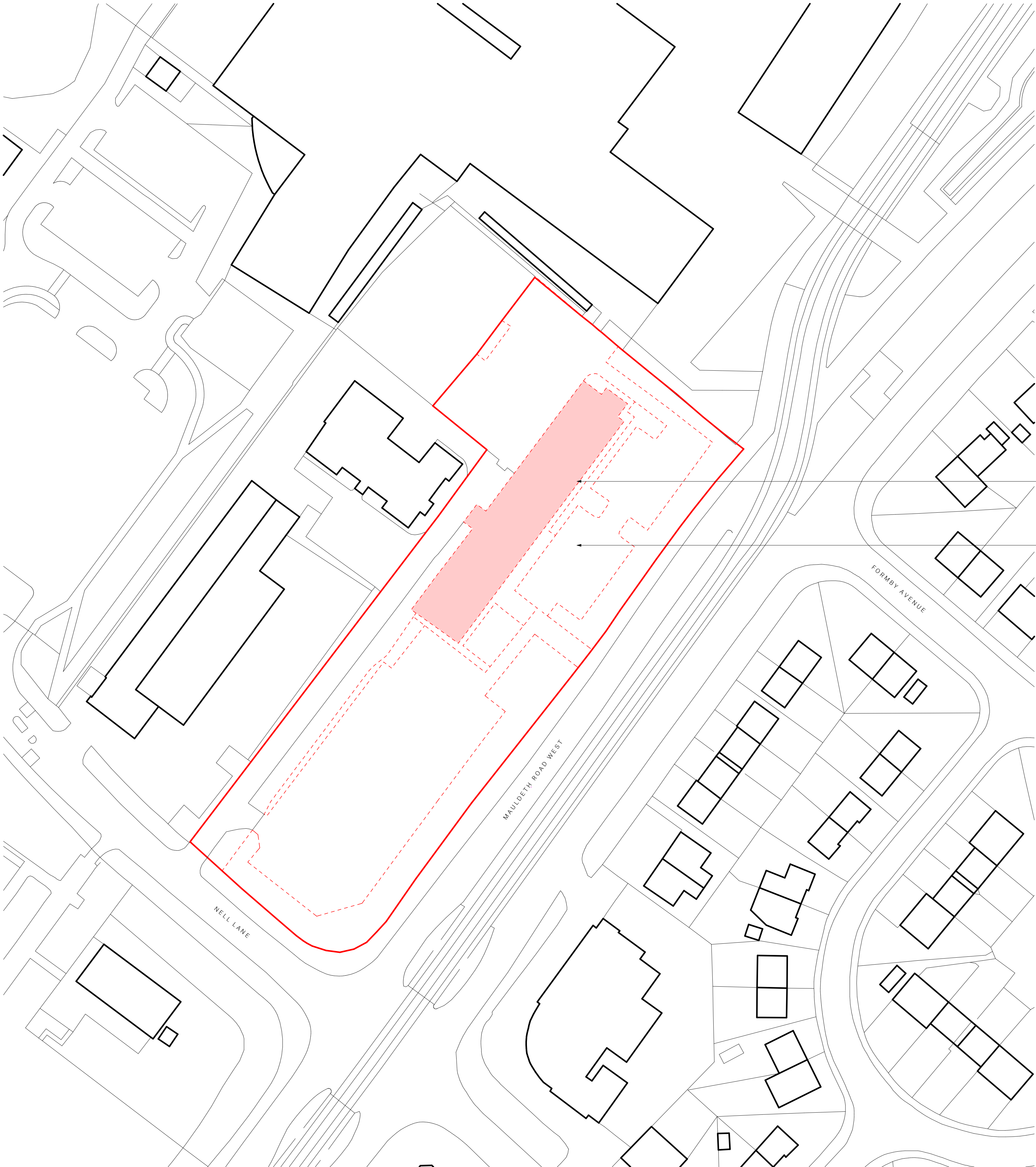
UK Habitat Classification Map

DRAWING NO:

MAN.1230.041.EC.D.001

Appendix A – Plan of the Proposals

LEGEND	
SITE AREA (Approx.)	6866 m ²



Store Specification	
N/A	
Drawing Purpose	
PLANNING	
This drawing has been prepared for the sole purpose of forming part of a planning application, and should not be used for any other purpose.	



SPACE

Spaceworks, Boston Park Road, Newcastle upon Tyne, NE7 7LX
T: +44 (0)1644 500 0000
www.spaceworks.co.uk

Project				
Lowry House - Mauldeth Road West				
Drawing Title				
Site Demolition Plan				
Project No.	Drawing No.	Status	Rev.	Scale of A1
08474	XX-XX-DR-A-91001	S3	P01	1: 500
File Reference: 08474-SPACE-XX-XX-DR-A-91001-S3-P01				
This drawing is copyright. Check all dimensions on site. Information subject to change without notice. Works to be carried out in accordance with the drawing.				



Appendix B – Photographs



North-west and south-west elevations



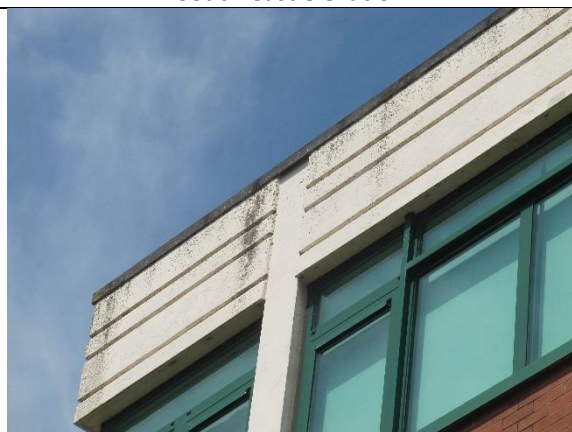
North-west and north-east elevations



South-east elevation



South-west and south-east elevations



Well-sealed parapet wall tops



Internal former office space



Internal former office space



Suspended ceiling and space above

Appendix C - Legislation and National Planning Policy

Legislation

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.
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 (2021) 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:

'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;
- 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 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 European sites:

- potential Special Protection Areas (SPA) and possible Special Areas of Conservation (SAC);
- listed of proposed Ramsar Sites; and,
- site identified, or required, as compensatory measures for adverse effects on European sites, potential SPAs, possible SACs, 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 European sites (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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