



BIODIVERSE
CONSULTING

440 HOLLINWOOD

**LANDSCAPE AND ECOLOGICAL
MANAGEMENT PLAN**

FOR: LIDL GB LTD.

REF: BIOC24-094 | V1.0



CLIENT	PROJECT	
Lidl GB Ltd. 14 Kingston Road, Surbiton, KT5 9NU, UK	Project Name:	Lidl - 440 Hollinwood
	Project code:	BioC24-094
	Prepared by:	Francesca Oakley MSc
	Authorised by:	Callum Goodwin MSc
	Date:	13 th October 2025

DOCUMENT CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	AUTH
V1.0	13/10/2025	Initial to Client.	N/A	FO	CG



CLIENT AGREEMENT

This report is issued to the Client for the purpose stated in the Agreement between the Client and Biodiverse Consulting Ltd (the “Engagement Terms”), under which this work was undertaken. The report may only be used and, in particular relied upon, for the specific purpose in relation to which the Services were commissioned and agreed by Biodiverse Consulting to be provided.

The content of the report should be read subject to any assumptions that are referred to in the description of the Services specified in the Engagement Terms.

Copyright remains with Biodiverse Consulting Ltd subject to the licenced rights granted to the Client to reproduce and use the report as provided for in the Engagement Terms. The report is only intended for the Client and must not be relied upon or reproduced by anyone other than the Client without the express written agreement of Biodiverse Consulting Ltd. The use of this report by unauthorised persons is at their own risk. Biodiverse Consulting Ltd accepts no duty of care to any such party.

FIELD INVESTIGATIONS, DATA & REPORTS

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of work within the scope of the Services. Where any data supplied by the client or from other sources [requested to be taken into account by the Client] have been used it has been assumed that the information is correct. No responsibility can be accepted by Biodiverse Consulting Ltd. for inaccuracies in the data supplied by any other party. Furthermore, the findings and any recommendations contained within the report and all assessments and opinions of Biodiverse Consulting Ltd expressed in the report are based entirely on the facts and circumstances at the time the specific tasks requiring reliance on particular facts or circumstances were undertaken or in certain cases at the date of completion of the report.

DECLARATION OF COMPLIANCE

“The information which we have prepared and which form the content of this report is provided on a basis that to the best of the knowledge and belief of Biodiverse Consulting is accurate. The Services provided and this Report have been undertaken in accordance with the Chartered Institute of Ecology and Environmental Management’s Code of Professional Conduct. We confirm that the opinions expressed within this document are our true and professional bona fide opinions”. It must be noted that none of the information provided within this report constitutes legal opinion.

STATUTORY DISCLOSURE OBLIGATION

Where required to do so by law or regulatory authority, Biodiverse Consulting Ltd may disclose any information obtained from the Client to a third party. Should Biodiverse Consulting Ltd become aware that the Client has breached or is likely to breach legislation relating to wildlife or the environment, Biodiverse Consulting Ltd will be entitled to disclose such information to the relevant authority, including the relevant governmental body or the police.

THIRD PARTY DISCLAIMER

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Biodiverse Consulting at the instruction of, and for sole use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. No other warranty, expressed or implied is made as to the professional advice included in this report that may be relied upon by a third party.



CONTENTS

CONTENTS	4
1 INTRODUCTION	5
1.1 CONTEXT	5
1.2 SITE LOCATION & DESCRIPTION	5
1.3 PLAN OBJECTIVES	5
1.4 DEVELOPMENT PROPOSALS	6
1.5 POST DEVELOPMENT HABITAT PROPOSALS	6
1.6 PROTECTED SPECIES ENHANCEMENT MEASURES	6
2 HABITAT RETENTION	8
2.1 URBAN TREES	8
3 HABITAT CREATION	9
3.1 URBAN TREES	9
4 MANAGEMENT & MONITORING STRATEGY	10
4.1 GENERAL MANAGEMENT	10
4.2 URBAN TREES	10
4.3 HABITAT MONITORING AND ADAPTIVE MANAGEMENT	12
APPENDICES	13
APPENDIX A – POST-DEVELOPMENT HABITAT MAP	14
APPENDIX B – RETAINED HABITAT MAP	15
APPENDIX C – LANDSCAPE MAP	16
APPENDIX D – MANAGEMENT AND MONITORING SCHEDULE	17
APPENDIX E – BAT AND BIRD BOX SPECIFICATIONS	18
APPENDIX F – SPECIES ENHANCEMENT FEATURES LOCATION MAP	21



1 INTRODUCTION

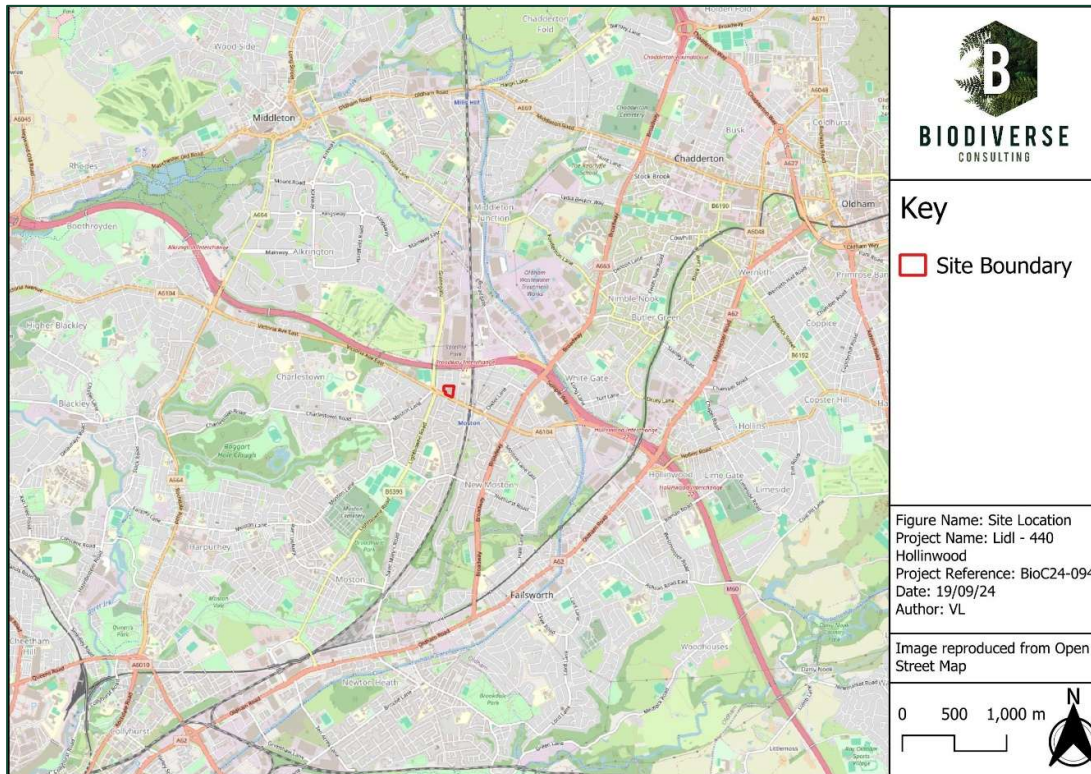
1.1 CONTEXT

This Landscape and Ecological Management Plan (LEMP) is informed by the post development habitat map (Appendix A) and retained habitat map (Appendix B), developed from the landscape plans (Drawing number: R-2825-1A) (Appendix C).

1.2 SITE LOCATION & DESCRIPTION

The Site is located at Hollinwood Avenue, New Moston, Manchester, M40 0JZ, at an approximate central grid reference of SD 88560 03210 as illustrated in Figure 1. The 0.81ha Site currently consists of several warehouse buildings, hardstanding and urban landscaping.

FIGURE 1: SITE LOCATION



1.3 PLAN OBJECTIVES

The objective of this report is to discharge planning condition 14 associated with this application as requested by Manchester City Council:

- 14 – “Prior to first occupation of the development hereby approved and in addition to biodiversity net gain requirements, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority.



Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

In order to achieve this, the objectives of this plan are:

- To detail the methodology for habitat creation.
- To detail the management of retained habitats.
- To detail the management and monitoring of created habitats.
- To detail the specifications, numbers and locations of bat and bird features.

1.4 DEVELOPMENT PROPOSALS

The Site is proposed to be redeveloped into a retail supermarket and associated infrastructure including landscaping based on plans at the date of the production of this report (Appendix C - Drawing number: R-2825-1A).

1.5 POST DEVELOPMENT HABITAT PROPOSALS

The locations of created habitats are shown in the post-development habitat map in Appendix A with locations of retained habitats in Appendix B. The following habitats will be created/retained as part of the proposed development:

- 0.1059ha of Urban Tree (retained)
- 0.122ha Introduced Shrub (created)
- 0.689ha of Developed Land; Sealed Surface (created)
- 0.0611ha of Urban Tree (created)

1.6 PROTECTED SPECIES ENHANCEMENT MEASURES

The proposed development will include the provision of bat and bird boxes installed onto trees or mounted poles.

These will comprise the following:

- 3 bird boxes (x2 Woodcrete Schwegler 1B Nest Box 32mm, and x1 Woodcrete Schwegler 1B Nest Box 26mm, or similar).
- 3 bat boxes (x1 Vivara Pro Woodstone Bat, and x2 Vivara Pro Large Multi Chamber Woodstone Bat Box, or similar).

Details of bat and bird box specifications are shown in Appendix E. A recommended location plan of the bat and bird boxes are shown in Appendix F.

A series of gaps of at least 13cm x 13cm will be created around the perimeter of the development to facilitate movement of hedgehogs and other small animals through the Site (see Appendix F).



1.6.1 Habitat Retention

The following habitats will be retained within the current development proposals:

- 0.1059ha of Urban Trees (10 small trees, 4 medium trees).

1.6.2 Habitat Creation

The following habitats will be created within the current development proposals:

- 0.0611ha of Urban Trees (15 planted small trees).
- 0.122ha of Introduced Shrub. This habitat will require no management or monitoring plan due to its low biodiversity value.
- 0.689ha of Developed Land; Sealed Surface. This habitat will require no management or monitoring plan due to its low biodiversity value.



2 HABITAT RETENTION

The following section details onsite habitat retention methods and considerations for the habitats proposed to be retained onsite (see Appendix B). These methods are designed to guide the retention of habitats in conjunction with methodologies used by contractors undertaking habitat creation.

2.1 URBAN TREES

Urban Trees to an area of 0.1059 ha (14 trees) will be retained to the east of the Site and managed as per Appendix D once construction is complete.

- 0.1059ha of Urban Trees (10 small trees, 4 medium trees).

Considerations:

- Demolition and construction work will take place in close vicinity of the retained trees and some temporary indirect disturbance will be unavoidable.

Retention Methodology:

- The Urban Trees will be marked out appropriately and protected by a tree protective barrier fence during construction as detailed in the Landscape Plan (see Appendix C).
- Retained trees will be protected by prescriptions within the Arboricultural Impact Assessment and Method Statement¹ in accordance with their Root Protection Area.

¹ AWA Tree Consultants (2025) Arboricultural Report and Impact Assessment; and AWA Tree Consultants (2025) Arboricultural Method Statement.



3 HABITAT CREATION

The following section details onsite habitat creation methods and considerations. These methods are designed to guide the creation of habitats in conjunction with methodologies used by contractors undertaking habitat creation.

3.1 URBAN TREES

0.0611 ha (15 small) Urban Trees will be planted on Site.

Required Species:

Species with amenity value as specified in the landscaping plan (Appendix C). Species to be planted include:

- Field maple *Acer campestre* 'Elsrijk',
- West Himalayan birch *Betula utilis jacquemontii*
- Hornbeam 'Fastigiata' *Carpinus betulus* 'Fastigiata'
- Whitebeam 'Majestica' *Sorbus aria* 'Majestica'
- Japanese rowan 'Embley' *Sorbus x commixta* 'Embley'

Considerations:

- Trees will adapt to natural conditions, though in the first year trees must be watered frequently, particularly during the summer or any other dry periods with little rainfall to ensure successful establishment.
- There is potential for some trees to fail to establish and therefore supplementary planting over the following three years will be required.

Creation Methodology:

- Nursery stock trees will be planted within the optimal tree planting season (October to March inclusive).
- General-purpose slow-release fertiliser and Tree Planting and Mulching Compost to be incorporated into the top 150 mm of topsoil.
- Suitable wooden stakes with biodegradable guards will be used to support and protect the trees.
- Weeds will be controlled around the base of the trees by applying organic mulch (7.5 cm depth in a 1 m buffer around trees). To be applied early summer until trees are successfully established (minimum 3 years).

4 MANAGEMENT & MONITORING STRATEGY

The following section details the management and monitoring methods for the habitats proposed to be created onsite with detailed management and monitoring schedule located in Appendix D.

The LIDL 440 Hollinwood Construction and Ecological Management Plan (CEcMP)² produced by Biodiverse Consulting in October 2025 provides mitigation measures to ensure retained habitats are protected during the construction process and to prevent the spread of Schedule 9 invasive species *Montbretia Crocosmia crocosmiflora* which was identified in the east of the Site.

4.1 GENERAL MANAGEMENT

The following management practices are recommended throughout the Site to protect created habitats from harmful management practices:

- Weed control will be undertaken using non-chemical interventions including mulching and hand pulling. Where deemed necessary, the spot application of eco-friendly herbicides may be used, avoiding areas containing waterbodies/courses.
- The application of fertilisers will be avoided as excessive nutrient loading will negatively alter the species composition of the habitats.
- Care will always be taken when maintaining habitats to avoid damage or disturbance to protected species such as breeding birds.
- Arisings and/or cuttings created by maintenance will need to be removed and disposed of offsite or in a suitable location such as a designated compost heap.
- During Site clearance and management, wood logs (including deadwood) will be used to create wildlife refugia in a suitable location (e.g. along or within shrub boundaries).
- All areas are to be monitored for invasive species and appropriate action taken to remove if found.
- All areas to be monitored for fly-tipping, rubbish, and litter annually (both construction and post-construction phases) with appropriate action taken to remove if found.

4.2 URBAN TREES

Urban Trees planted within the Site will require management to ensure they are protected and healthy.

² Biodiverse Consulting (2025) BioC24-094 Lidl 440 Hollinwood CEcMP V1.0

Aim:

- To create areas of tree planting ensuring it has joint value for biodiversity and visual amenity.
- To ensure successful establishment of tree species within the first five years.
- To ensure the longevity and good health of the trees within the approved development.
- To ensure that there are no adverse impacts on tree health by anthropogenic activities such as vandalism or herbicide use.

Management:

- All trees planted at the Site must be watered frequently, particularly during the summer or any other dry periods with little rainfall.
- Remove tree guards at the 5-year mark and dispose appropriately as they can start to hamper growth and pollute the environment.
- Trees will only be pruned/cut back when necessary to prevent risks to public health, damage to property or if they are blocking footpaths or roads.
- Branches produced from tree management will be used to create deadwood habitat and shelters within designated areas.

Monitoring:

- Inspect tree guards for damage, ensuring they are upright and in sound condition annually.
- Inspect and replace dead or missing trees annually.
- Check for signs of pest or disease during annual inspections and manage accordingly.

4.3 HABITAT MONITORING AND ADAPTIVE MANAGEMENT

The Site will be monitored the first-year post-planting and then every 5 years by an ecologist, to ensure that management is being undertaken in accordance with this management plan.

If monitoring identifies that the required aims and objectives of the LEMP are not being met (e.g. failure to establish species diversity thresholds, presence of invasive species, or significant mortality of planted stock), remedial action will be implemented.

Management of the Site will be reviewed on a five-yearly basis for the lifetime of the development to ensure aims and objectives are being met.

Where review identifies that amendments or additional operations are required, revised management plans will be prepared and submitted to the LPA for written approval. The current management plans will remain in effect until approval of the revised plan is confirmed.

Following the first 20 years, management operations will continue in perpetuity on a cyclical basis.

Any remedial measures required to achieve the aims set out in this LEMP, including any which deviate from this management plan, will be provided to the Site manager and maintenance team in a written report to be submitted within two weeks of completion of the monitoring visit. The monitoring report will also be sent to the Local Planning Authority for information.

APPENDICES

APPENDIX A – POST-DEVELOPMENT HABITAT MAP

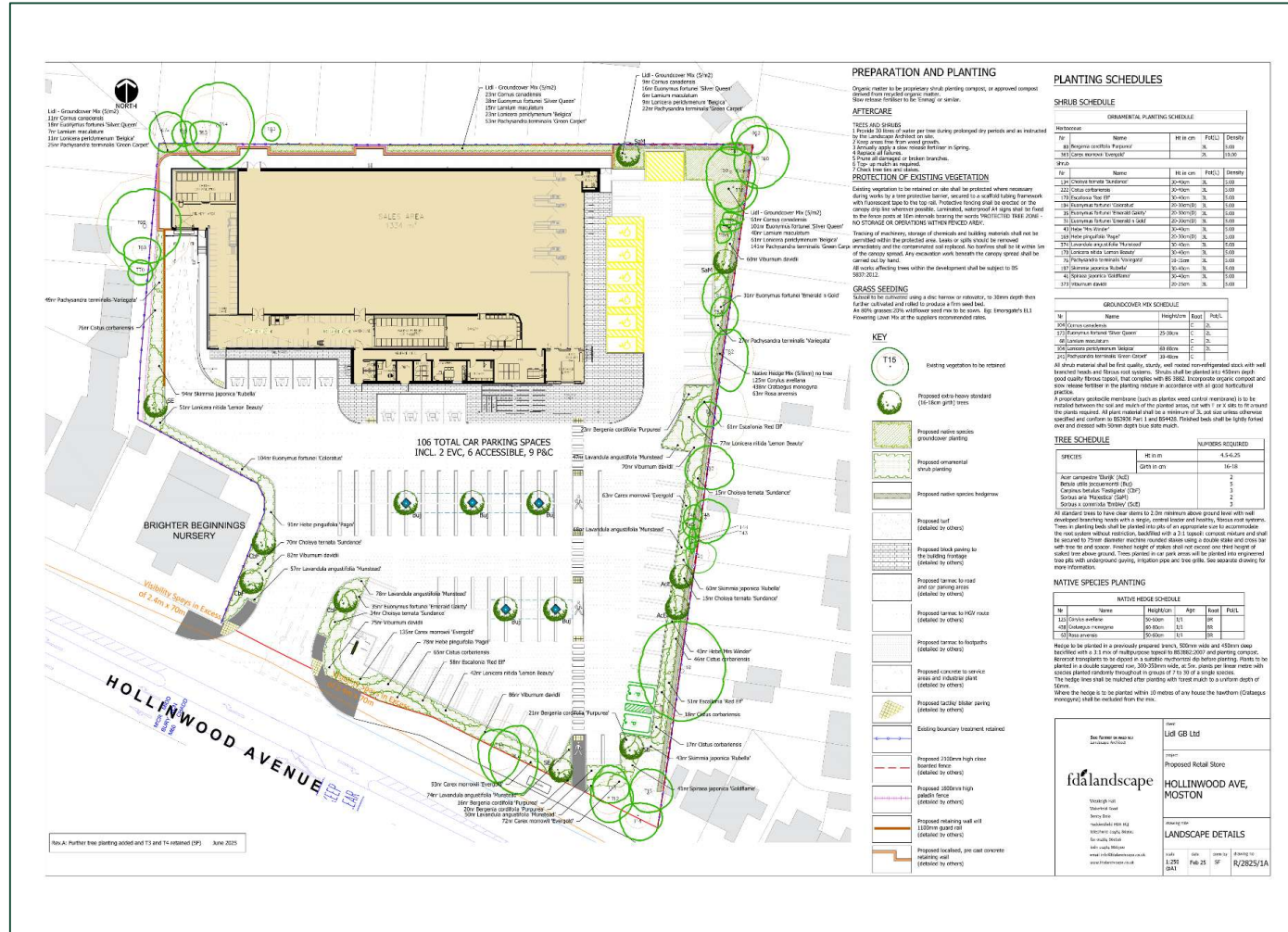


APPENDIX B – RETAINED HABITAT MAP





APPENDIX C – LANDSCAPE MAP





APPENDIX D – MANAGEMENT AND MONITORING SCHEDULE

HABITAT	MANAGEMENT AND MONITORING SCHEDULE	
URBAN TREES	MANAGEMENT YEAR 1	ANNUAL MANAGEMENT
	- Trees pruned/cut back if necessary. - Water frequently, particularly during the summer or any other dry periods with little rainfall.	- Water frequently in years 2-3, particularly during the summer or any other dry periods with little rainfall. - Trees pruned/cut back when necessary. - Remove tree guards at the 5-year mark and dispose appropriately.
	MONITORING YEAR 1	ANNUAL MONITORING
	- Inspect and replace dead or missing trees. - Habitat will be monitored for controlled and/or invasive species.	- Inspect tree guards for damage, ensuring they are upright and in sound condition annually until removed. - Inspect and replace dead or missing trees annually. - Habitat will be monitored for controlled and/or invasive species.

APPENDIX E – BAT AND BIRD BOX SPECIFICATIONS

BIRD BOX SPECIFICATION	
Woodcrete Schwegler 1B ³	Dimensions
	• Height: 23 cm • Width: 16 cm • Weight: 3.6 kg
Description: Simple to install, inspect and clean. Schwegler nestboxes are famous for their durability. They will last 20 – 25 years. Made from patented wood-concrete material consisting of 75% wood, which provides insulation and aids ventilation. 2 Hole sizes: Brown model: The 32mm entry hole nest box may attract tits, sparrows, redstarts, and Green model: The 26mm entry hole nest box may attract blue, marsh, coal and crested tit and possibly wren, but other species are prevented from using the nest box. Placement will consider the following: • The nesting features will be positioned at an eastern or western aspect. • The boxes must be mounted on pole at a minimum height of 4 metres. • Positions chosen will be sheltered from the strong winds and heavy rain. • It is advised that nest boxes are cleaned annually with existing materials emptied if they have been used. This maintenance should take place outside of the breeding bird season (April – September inclusive) to avoid disturbing an active nest.	

³ NHBS (2025) 1B Schwegler Nest Box Specification. Available at: <https://www.nhbs.com/1b-schwegler-nest-box>

BAT BOX SPECIFICATION	
Vivara Pro WoodStone® Bat Box ⁴ (or similar)	Dimensions
	• Height: 250 mm • Width: 190 mm • Depth: 165 mm • Weight: 4.5 kg
Description: This bat box that will provide much needed summer roosting space for bats in both urban and rural areas. Due to changes in building construction and woodland management practices, natural cavities for bat roosts are very rare so providing a bat box can really help the bats in your area. This box is made from woodstone a mixture of wood fibres from fully certified FSC wood sources and concrete, and it is designed to last for years. It is breathable so there will be no problems with condensation and maintains a consistent temperature inside, providing excellent insulation for roosting bats. Woodstone also provides a rough surface which the bats can easily cling to and move around the box. The box can be attached to either a wall or a tree (fixings not included) and should be sited at a height of at least 3m from the ground. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes should ideally be clustered in small groups.	
Vivara Pro Large Multi Chamber WoodStone Bat Box (or similar) ⁵	Dimensions
	• Height: 390 mm • Width: 215 mm • Depth: 200 mm • Weight: 4 kg
Description: This multi chambered bat box has a large internal space that can accommodate a colony of bats. It can be used as a summer roost, maternity roost or hibernation box	

⁴ NHBS (2025) Vivara Pro WoodStone® Bat Box Specification. Available at: <https://www.nhbs.com/vivara-pro-woodstone-bat-box>

⁵ NHBS (2025) Large Multi Chamber WoodStone Bat Box Specification. Available at: <https://www.nhbs.com/large-multi-chamber-woodstone-bat-box>

during mild winters. The box features internal wooden dividers as well as a rough surface, this provides a wide variety of hanging spaces as well as making it easier for bats to grip. There are two entrances, one on the front panel and one on the underside of the box. The front panel and internal wooden dividers can be removed for easy cleaning in the winter months, provided the box is not occupied.

The exterior and front panel of the box is constructed using woodstone. This material has excellent thermal properties that ensure the inside of the box will maintain a consistent temperature, is breathable which eliminates the issues with condensation, and has a lifespan of up to 10 years. The box can be mounted onto trees or on buildings and is best positioned at a height of between 3m and 6m.

Bat box placement will consider the following:

- The boxes must be mounted on pole at a minimum height of 4 metres
- Roosting features should be positioned over a range of aspects and locations in order to provide options for bats with different microclimate conditions.
- Positions chosen should be sheltered from the wind but receive direct sunlight throughout the day.
- A clear flight path into the roost is preferable with unrestricted/uncluttered access.
- Roosts should be positioned away from artificial light sources such as streetlights or security lighting.
- Sheltered from wind and rain.
- Once bats have inhabited a roost site they may only be disturbed by licensed bat workers.

Figure Name: Species Enhancement Features
 Project Name: Lidl - 440 Hollinwood
 Project Reference: BioC24-094
 Date: 10/10/2025
 Author: FO
 Image reproduced from Landscape Plan



BIODIVERSE
CONSULTING

Dissington Hall
Dalton
Newcastle upon Tyne
NE18 0AD

www.biodiverseconsulting.co.uk