



Preliminary Ecological Appraisal (PEA) and Biodiversity Net-Gain (Baseline) Report

*The Former Lawford Boarding Kennels
Greensbridge Lane, Tarbock Green, Merseyside
L35 1QH*

Client: Mr John Morgan

April 2025

Quality Assurance

The information which the author has prepared and provided is true, and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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Summary

A Preliminary Ecological Appraisal (PEA) was commissioned by Mr John Morgan of the former Lawford Boarding Kennels, Greensbridge lane, Tarbock Green, Merseyside. The survey was commissioned to support a planning application for the re-development of the site. The purpose of the survey and the report is to provide an ecological baseline and an initial assessment of the potential impacts of a proposed residential development upon the nature conservation of the site.

It is understood that the application for the site was first lodged in October 2023 and on this basis a Biodiversity Net-Gain (BNG) assessment is not required. As such, no further reference to BNG is made in this report.

Due to the scale of the proposed development and distance/disconnect from any statutory designated sites, no impacts upon such sites are anticipated because of the proposed development.

The site intersects with Netherley Brook Knowsley Local Wildlife Site (KLWS) and Netherley Brook and Ditton Brook Corridor Nature Improvement Areas (NIS) which are both non-statutory nature conservation designations.

Recommendations are made for measures to put in place as part of the development to protect the non-statutory site from damage, disturbance and pollution events during both construction and operational phases of the development. These measures must also consider protection and avoidance of disturbance of Water Vole associated with Netherley Brook.

In view of the results of the desk and field-based assessment of the site, the site is considered to be of relatively low ecological value in the local context, though proximity to the adjacent Knowsley Local Wildlife Sites (KLWS) is to be considered and adequately protected from the development proposals.

The buildings on site are assessed as of negligible potential for supporting bat roosts, partially as a result of arson events and vandalism exposing the interior of the building to the elements. As a precautionary approach to works, demolition of the buildings outside of the active period for bats is recommended and should be undertaken October – early March inclusive. This will also minimise risk of conflict with nesting birds. There are trees identified as PRF-I for supporting bat roost, for which removal or pruning works have been proposed. In view of the roost assessment, a soft-fell approach to these works is recommended.

Recommendations are made around timing of works and working methods to avoid disturbance and harm to nesting birds, amphibians and terrestrial mammals.

It is recommended that to enhance the biodiversity value of the site integrated bata and bird boxes should be incorporated into the site along with consideration for Hedgehog Highways at property boundaries.

Soft landscaping proposals include creation of a pond. Recommendations are made to tailor the design, planting and management of this for biodiversity and as potential habitat for Water Vole (which occur locally).

Loss of biodiversity as a result of the proposed development can be mitigated for and enhanced (in line with local and national planning policy) as part of the proposed development. Where habitat creation and enhancement measures are adopted, alongside the establishment of a buffer zone between the development and the adjacent Netherley Brook KLWS then it is anticipated that the biodiversity value of the site can be maintained and potentially enhanced, securing habitats that can be appropriately managed in the long-term.

For the development to proceed in line with UK legislation and Planning Policy relating to biodiversity, the recommendations contained within this report should be considered and adopted as necessary. Where appropriate measures as recommended in the report are adopted, the development will be able to proceed having considered and addressed the necessary legislation and both local and national policy relating to biodiversity conservation.

1. INTRODUCTION

A Preliminary Ecological Appraisal (PEA) was commissioned by Mr John Morgan of the former Lawford Boarding Kennels, Greensbridge lane, Tarbock Green, Merseyside. The survey was commissioned to support a planning application for the re-development of the site. The purpose of the survey and the report is to provide an ecological baseline and an initial assessment of the potential impacts of a proposed residential development upon the nature conservation of the site.

It is understood that the application for the site was first lodged in October 2023 and on this basis a Biodiversity Net-Gain (BNG) assessment is not required. As such, no further reference to BNG is made in this report.

1.1. Site Description

The site is located in Tarbock Green, Liverpool, Merseyside (Grid Reference: OS 345633, 386569) The site comprises a small piece of land that is bordered by Greensbridge Lane to the east and Netherley Brook to the west. There is an urban area less than 100m to the west of the site consisting mainly of urban residential properties. The east of the site consists of agricultural grassland and a small mixed woodland.



Figure 1. Site location and surrounding landscape character.

1.2. Proposed Development

The proposed development is for the demolition of the existing buildings, clearance of the site and construction of residential buildings and associated car-parking areas, infrastructure with soft-landscaping.

2. METHODOLOGY

2.1. Personnel & Quality Assurance

Rob Nicholson BSc (Hons) MCIEEM is a Class 2 Bat licence holder and Great Crested Newt Licence holder (Natural England), has over 16 years' relevant experience as an ecologist and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Rob has also been 'named ecologist' on numerous European Protected Species Licences (EPSL) for bats for a range of species and roost types in both England and Wales.

All field work and assessment was undertaken in accordance with current best practice guidelines (CIEEM, 2016). The field survey was undertaken on the 2nd April 2025 and the desk-based assessment was conducted on the 2nd April 2025, following receipt of data requested from Local Records Centre.

The report has been prepared in accordance with guidance produced by the Chartered Institute of Ecology and Environmental Management (CIEEM 2017) and the British Standard 42020:2013.

2.2. Scope of the Assessment

The following ecological features / resources were considered during the assessment:

- Statutory and Non-Statutory Designated sites;
- Habitats of principal importance for conservation of biodiversity;
- Protected species;
- Species of principal importance for conservation of biodiversity;
- Other notable species.

No consultations have taken place in relation to determining the scope of the assessment.

2.3. Desk Study

To inform the survey, a desk study was conducted using available ecological information relating to the ecology of the area surrounding the site. Online resources, including Multi-Agency Geographic Information Centre (MAGIC), were consulted in relation to the presence of sites and habitats of importance in the wider context.

A data request to the Local Records Centre (LRC) for the area (Merseyside) was made for full species records and list of non-statutory designated sites (e.g., local wildlife sites) within 2 km of the site within the last 10 years (full details available upon request).

Other organisations in the county that may hold relevant ecological data were not consulted (the full extent of data can be provided upon request).

It is important to note that most species are greatly under-recorded and therefore a lack of records for a location should not be taken as an absence of the species concerned. Furthermore, a historical record for a habitat or species does not necessarily confirm its current presence.

A Phase 1 Habitat Survey report was conducted in October 2023 for this site (CC Geotechnical Limited, 2023). It is important to note that the desktop study from this report details the presence of species that are not listed in the desk-top study included in this report due to a date range being set for an earlier date than that for which the LRC data used in this report is from.

This CCG report was also undertaken using Phase 1 Methodology. As such, an updated report was required to follow the UKHabs methodology.

2.4. Field Survey

UKHabs Survey

A habitat survey was conducted on 2nd April 2025 based on the techniques and methodologies described in the UKHabs version 2.0 Handbook (2023) and using standard nomenclature (Stace 2019). The habitats present were recorded on to a field map (Appendix 2) along with digital photographs (Appendix 3), providing supplementary information on, for example, species composition structure and management where relevant. This was extended to include notes on fauna and habitats which could potentially support protected species.

Preliminary Bat Roost Assessment

The bat scoping survey comprises of a building inspection which was limited to the building subject of the planning application. The building was inspected using close-focusing binoculars (Pentax Papilio 8.5 x 21) to determine possible access points such as cavities in brickwork. An internal inspection of all relevant rooms within the buildings was conducted where safely accessible. Using ladders, all accessible features were closely inspected using Lenser H14 and X21 cool light torches. Where possible, any cracks, crevices and likely access points or potential roost features were checked for signs of use by bats e.g. droppings, scratch marks and staining. An endoscope was used to inspect cavities that could be accessed safely via ladders.

Ground Level Tree Assessment (Bats)

The bat Ground Level Tree Assessment was conducted on the 2nd April 2025 in conditions suitable for survey that allowed access and full visibility of the trees to be surveyed.

The target trees (those proposed for removal or pruning works as specified in the existing Arboricultural Survey report (Urban Green, 2025), were first inspected using binoculars from ground level to check for any suitable features and potential hazards. Surveyors were equipped with ladders, torches, camera, and video endoscope, with extended neck, with variously sized camera heads to inspect and record the features present. During the inspection all safely accessible features present were inspected for signs of current or past usage by bats. Field signs would include droppings, feeding remains, staining/scratch-marks, bat carcasses or presence of bats.

2.5. Assessment and Evaluation

The importance of the habitat features on site were assessed and defined in a geographical context. The frame of reference for the habitat features in terms of their geographical importance is in line with guidance set out in CIEEM, 2018.

Species are assessed, where appropriate, against best practice guidelines. As part of the evaluation, further surveys may be recommended based on the suitability of habitats to support protected species, the habitats themselves and potential impacts posed by the proposed development, and the legal protection afforded to both habitats and species.

The 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (4th edition) (Collins, 2023) are used as a basis to evaluate the value of features for their potential to support bats. Table 1 summarises the evaluation of trees in assigning suitability for bats.

Table 1: Guide for tree suitability for roosting bats (Collins, 2023)

Suitability	Description of roosting habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.
Confirmed roost	Evidence of roosting bats in the form of live / dead bats, droppings, urine staining, mammalian fur oil staining.

In addition, the Bat Mitigation Guidelines (Reason & Wray, 2024) was referred to. The potential impacts on bats, bat habitat or their roosts as a result of the proposals are assessed within this report using the above criteria, together with an ecological judgement by an experienced bat surveyor.

2.6. Zone of Influence

The assessment conducted for this report has considered the area in which ecological features could be subject to significant effects from the proposed development. The area of the potential effects is often wider than the actual perimeter of the development site and is known as the Zone of Influence. The Zone of Influence varies for different ecological features and each designated site, habitat and species has been considered in relation to their sensitivity to the proposed development.

- Special Areas of Conservation (SAC), Special Protection Areas (SPA), Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) – site level only
- Local Nature Reserves (LNR), Local Wildlife Sites (LWS) - site level only
- Great Crested Newt (GCN) ponds - 500m
- Badger – 50m
- Otter – 50m
- Water Vole – 10m
- Other notable species/habitats – site level only

3. CONSTRAINTS

The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. It should not be taken as providing a full and definitive survey of any protected species group.

Even where data for a particular species groups are provided in the desk study, a lack of records of a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may simply be under recorded.

The UKHab Survey does not constitute a full botanical survey or provide accurate mapping of invasive plant species and the survey was undertaken outside of the optimal period for botanical survey, however it is considered unlikely that this will have any significant effect upon the assessment given the habitats present.

Full internal survey of the buildings on site was not undertaken due to the building being subject of arson and vandalism attacks rendering them unsafe to enter. Limited internal observations were possible through broken windows.

Despite any of the above limitations, it is considered that this report reflects accurately the habitats present, their biodiversity importance, and the potential for the site to support protected and notable species.

4. BASELINE ECOLOGICAL CONDITIONS

4.1. Designated Sites

Statutory Designated Sites

According to the Natural England online mapping resource MAGIC there are no statutory designated sites within 2 km of the site.

Non-statutory sites

According to data supplied by Merseyside Biobank, the following non-statutory designated sites are located within 2 km of the site:

Table 2: List of non-statutory designated sites within 2km (as provided by Merseyside Biobank)

Name	Type	Distance From Site
Netherley Brook and Ditton Brook Corridor	Nature Improvement Area	Overlaps site
Netherley Brook	Knowsley Local Wildlife Site	Borders site
Green's Bridge Plantation	Knowsley Local Wildlife Site	200m east of site
Cartbridge Lane Wood	Knowsley Local Wildlife Site	300m west of site
Netherly Woods and Brook	Knowsley Local Wildlife Site	800m north-west
Ditton Brook	Knowsley Local Wildlife Site	900m south-east of site

4.2. Habitats

The habitats identified during the UKHabs Survey are listed and described below. All habitats are marked on the UKHabs map in Appendix 2 and each habitat type is illustrated with a photograph in Appendix 3.

Desk Study

According to data supplied by the Merseyside Biobank, there are four BAP priority habitats found in the 2km search radius. These include:

- Native hedgerows,
- Woodland
- Neutral grassland; and
- Ponds (x 24)

All of the above mapped priority habitats are remote from the site boundary.

In addition to the above there is a watercourse and associated riparian habitat adjacent to the western site boundary (Netherley Brook) which flows north-south alongside the full length of the site (this is also a non-statutory designated site).

Field Survey

The habitats identified during the field survey are listed and described below. All habitats are marked on the habitat map in Appendix 2.

Developed, sealed surface (and building) – u1, u1b

Buildings within the site boundary occupy the northern section of the overall site and comprise a 2-storey detached residential property (Building 1) constructed of rendered traditional brick elevations under pitched roofing materials, with two terraces of single storey, which have been subject of arson and significant vandalism. (Photos 1 & 2).

There are two terraces of former kennels to the northern boundary (Building 2) and more central to the site (Building 3), respectively. These have also been subject to arson and are left open to the elements. (Photos 3 – 6).

The roof of the single storey section of building one has been destroyed completely, opening up the interior to the elements. The roof of the two-storey section has also suffered from arson events with one large hole to the northern aspect and partially collapsed ceiling, opening up the roof void to the drafts, wind, rain and daylight. Windows on both sections of the building

have all been broken. Building 2 is a series of kennels on concrete construction, which are open to the front aspect. The roof is flat and of timber construction. This is severely dilapidated and warped rendering it subject to the weather and sunlight. Building 3 is a concrete kennels building with a corrugate metal and plastic roof (where it remains in place).

(Note: Assessment relating to bats and nesting birds associated with buildings at section 4.3).

Land forming the northern section of the site was seen to generally comprise areas of hard standing comprising locally moss covered black bituminous paving and concrete block paving. Species which have taken holding within the concrete block paving joint spacings include Rosebay willowherb, Common ragwort, Herb-Robert, Pineapple weed (*Matricaria discoidea*), Dandelion and Horsetails fern, along with self-seeded sycamore saplings. (Photo 7).

The western edge of the areas of developed land lies various piles of debris, building materials, litter and fly-tipping. (Photos 8).

Other Neutral Grassland – g3c ~10

Land forming the southern section of the site comprises an area of un-managed vegetation comprising of dense bramble scrub (see below) and patches of grassland with scattered scrub. Dominant species within the area includes Common Knapweed (*Centaurea nigra*), Mugwort, Greater plantain (*Plantago major*), and Ribwort plantain (*P. lanceolata*), dense stands of Hogweed (*Heracleum sphondylium*), Cow parsley (*Anthriscus sylvestris*), Meadow vetchling (*Lathyrus pratensis*), Spear thistle (*Cirsium vulgare*), Red clover (*Trifolium pratense*) Bramble (*Rubus fruticosus*) Broad-leaved dock (*Rumex obtusifolius*), with scattered pockets of Himalayan balsam (*Impatiens glandulifera*). The scattered scrub element of this area includes willow (*Salix* spp) and Alder saplings. Grass and sedge species located within this habitat include Red Fescue, Sweet vernal grass, Black sedge (*Carex nigra*), Perennial rye-grass (*Lolium perenne*), Yorkshire fog (*Holcus lanatus*), Sheep's-fescue and Rough Meadow-grass. (Photos 9 & 10).

Bramble Scrub – h3d

Dense areas of bramble scrub have developed among the area of grassland to the southern parts of the site. These areas are species poor, dominated bramble but intersperse with patches of grassland and other scrub including self-seeded saplings. (Photo 11 & 12).

Lines of Trees (Broadleaved and Conifer) – w1~33 & w2c~33

Trees lining the northeastern site boundary comprise tall Leyland cypress (*Cupressus x leylandii*) with an understorey generally consisting of dense Bramble (*Rubus fruticosus*), Herb-Robert (*Geranium robertianum*), Dandelion (*Taraxacum officinale*) and Horsetails fern (*Equisetum arvense*) with sparse grass cover consisting of Red fescue (*Festuca rubra*) and False-oat grass (*Arrhenatherum elatius*). (Photo 13).

Trees lining the south-eastern boundary comprise deciduous woodland species consisting of mature stands of Oak (*Quercus robur*), Hawthorn (*Crataegus monogyna*) Sycamore (*Acer pseudoplatanus*), locally Elder (*Sambucus nigra*) with occasional Alder (*Alnus glutinosa*) saplings. The understorey was seen to consist of Common nettle (*Urtica dioica*), Colt's-foot (*Tussilago farfara*), Cleavers (*Galium aparine*), Hedge bindweed (*Calystegia sepium*), Garlic mustard (*Alliaria petiolata*) Herb-Robert (*Geranium robertianum*), with small pockets of Himalayan balsam (*Impatiens glandulifera*). Grass species include Red fescue and False-oat grass, Rough-meadow grass (*Poa trivialis*), Common couch (*Elymus repens*) Sweet-vernal grass (*Anthoxanthum odoratum*) and Sheep's fescue (*Festuca ovina*). (Photo 14 - 17).

There is a line of broadleaved trees bisecting the southern section of the site that comprises of mature Lombardy Poplar (*Populus nigra*), Sycamore and Alder (Photo 18). Trees in this area are heavily clad with Ivy (*Hedera helix*).

Trees lining the western site boundary, adjacent to Netherley Brook generally comprise Crack willow (*Salix fragilis*), with mature White poplar (*Populus alba*), and stands of Alder (*Alnus glutinosa*), and occasional stands of mature /semi-mature Oak (*Quercus robur*) with occasional self-seeded Sycamore (*Acer pseudoplatanus*) saplings. The understorey of the trees lining the western site boundary was seen to comprise generally dense patches of Himalayan balsam (*Impatiens glandulifera*) seedlings, Broad-leaf dock (*Rumex obtusifolius*) Rosebay willowherb (*Chamerion angustifolium*) Common ragwort (*Senecio jacobaea*) Groundsel (*Senecio vulgaris*) with lesser amounts of Hedge woundwort (*Stachys sylvatica*) Herb-Robert and several small stands of Black Bamboo (*Phyllostachys nigra*). Grass species include Red fescue and False-oat grass, Rough-meadow grass, Common couch Sweet-vernal grass and Sheep's fescue. (Photo 19 & 20).

The northern and northwestern site boundaries are lined by stands of mature, semi-mature deciduous species consisting generally of Sycamore and Oak with occasional immature stands of Ash (*Fraxinus excelsior*) and Alder saplings. The understorey associated with the above habitat was seen to consist Common nettle, Hedge bindweed, Broad-leaf dock, Rosebay willowherb, Common ragwort, Herb-Robert and grass species consisting of Red fescue and False-oat grass. (Photo 21 & 22).

Hedgerows – h2a6~11

There is a single hawthorn dominated hedgerow, interspersed with mature trees along its length to the eastern site boundary. The hedgerow appears poorly managed with gaps present and debris to the base. (Photo 23).

Modified Grassland - g4

There are two small areas of grassland (verges) to the base of two walls forming the site entrance. These were both unmanaged at the time of survey but still relatively short, with a sward of largely even height (lacking structural diversity). There was a significant amount of litter and fly-tipped debris and damage to these areas rendering them in poor condition. (Photo 24).

4.3. Species

Species likely to occur in close proximity to the site according to information provided by the local records centre (records within last 10 years) or with relevance to habitats present within or adjacent to the site (as identified during the field survey) are covered below:

Amphibians

There are a total of 28 records of the following amphibian species within 2km of the site:

- Smooth Newt (*Lissotriton vulgaris*)
- Common Toad (*Bufo bufo*)
- Common Frog (*Rana temporaria*)

According to MAGIC website, there are no records of granted European Protected Species Licences for Great Crested Newt within 500m of the site. In addition, there are no Great Crested Newt Class Survey Licence Returns or Great Crested Newt Pond Surveys 2017 – 2019 (for District Level Licencing) records within 500m of the site.

According to Ordnance Survey Maps, aerial imagery and field survey results, there is one field pond and several drainage ditches within 250m of the site, though terrestrial connectivity is interrupted by Greensbridge Lane, Cartbridge Lane and Netherley Brook to all aspects.

Terrestrial habitat within the site is suitable for providing cover or refuge for amphibians. Specifically, the grassland, scrub and areas of trees to the site boundaries provide suitable habitat. Rubble piles in the north of the site provide additional potential refuge.

There are no waterbodies located within the site. Furthermore, the site is bound by roads to all aspects.

In view of the absence of any waterbodies within the site, absence of suitable waterbodies with connectivity to the site and absence of records of Great Crested Newt in close proximity to the site, the site is assessed as being unsuitable for supporting Great Crested Newt. The site is also considered unlikely to be suitable for supporting significant populations of common amphibian species due to the lack of terrestrial connectivity to the site, however there is potential for common and widespread amphibian species to utilise terrestrial habitat within the site.

Badgers

There are no records of Badgers (*Meles meles*) within 2 km the site. The site is broadly suitable for supporting Badgers and Badger setts, however, no evidence of the presence of Badger setts within the site (or within 30m of the area proposed for development) was recorded during the field survey.

In view of the existing ecological information and field survey, Badgers are not considered likely to utilise the site.

Bats

There are two records of bats within 2 km of the site within the last 10 years, though these were not for confirmed bat roosts. Species include:

- Common Pipistrelle (*Common Pipistrelle*)
- Noctule (*Nyctalus noctula*)

According to MAGIC website, there are no records of granted European Protected Species Licences for bats within 2 km of the site.

During the field survey a ground level trees assessment (GLTA) was undertaken of all trees proposed for removal or pruning works (Urban Green, 2025). This involved inspection from ground level using binoculars and an endoscope to search for features that may provide roost opportunities for bats, and inspection of accessible features to further determine suitability (rule out superficial features) and search for any evidence of use by bats. The results of the ground level tree assessment are provided in table x below:

Table 3: Results of Ground Level Tree Assessment for Bats

Tree/ Group Ref	Species	W3W Location	Description	Features	Evidence	Suitability
T13	Sycamore	vouch. rungs. unite	Located on eastern boundary adjacent to highway. Trifurcated stem at ground level. High crown from previous pruning. Good overall form and vigour.	No *PRFs evident. Light ivy covering only	None	Negligible
T14	Sessile Oak	retrieves. unfair. define	Located on eastern boundary. Surrounding vegetation and densely ivy clad stem. Wide spreading crown with good vigour. Evidence of previous crown lifting works. Minor deadwood present	No PRFs evident. Ivy cladding does not offer sufficient cover but limits inspection to a degree. Minor deadwood too small to provide PRFs.	None	PRF-I

Tree/ Group Ref	Species	W3W Location	Description	Features	Evidence	Suitability
T15	Sycamore	thumb. castle. betrayal	Located on eastern boundary adjacent to highway. Trifurcated stem at ground level. Ivy clad stem. Slightly sparse crown over highway side. High crown from previous pruning.	No PRFs evident. Light ivy covering only,	None	Negligible
G3	Sycamore (Group)	commutes. divide. duties	A linear group of five trees on northern boundary to rear of old kennels adjacent to highway. Possibly offsite, ownership unclear. All trees densely covered in ivy and in poor health with dieback noted to all trees	No PRFs evident	None	Negligible
G4	Sycamore (Group)	stump. fluffed. grudges	A linear group of three trees to rear of old kennels adjacent to highway. Possibly offsite, ownership unclear. All trees have ivy present and are in reasonable condition.	No PRFs evident. Light ivy covering insufficient as PRF and does not significantly restrict inspection.	None	Negligible
G5	Hybrid Poplar	clown. width. needed	A linear group located on the western boundary. All trees show evidence of previous reduction works at various heights with vigorous regrowth. All trees exhibit major limb failures with several hanging broken limbs present and most trees affected by ivy. Low potential for development, will require major works or removal.	Limited potential at locations of major limb failures.	None	PRF-I
G6	Crack Willow	deflation. agenda. silently	A linear group of large multi-stemmed trees on the western boundary. Major limb failures and hanging broken branches present with most trees affected by ivy. Low potential for development, major pruning works would be necessary or removal and replacement.	Limited potential at locations of major limb failures.	None	PRF-I

*Note: PRF= Potential Roost Feature for bats. Remaining trees on site were young saplings not sufficiently mature to require survey or are unaffected by proposals.

In addition to trees, there are a number of buildings located within the site (as described earlier in this report). An updated external inspection was undertaken as part of the updated Preliminary Ecological Appraisal. This determined that the buildings had been heavily vandalised, and subject to arson. These events have resulted in the buildings being heavily damaged and resulting in the conditions of the buildings being unlikely to be suited to supporting bat roosts, with water ingress, draughts and exposure to daylight, all limiting the suitability of the buildings for supporting bat roosts. As a result, each of the buildings was assessed as being of 'negligible' potential for supporting bat roosts in their current condition.

The previous preliminary ecological appraisal assessed these buildings as being of negligible potential for bats (CCG, 2023). Further detail is provided in Table 4 below:

Table 4: Results of Preliminary Bat Roost Assessment

Building Ref	Description	Features	Evidence	Suitability
B1	Residential property of brick construction, rendered to all aspects (no cavities present). Roof to single storey section destroyed by arson. Roof to second storey damaged by arson along with internal ceiling. Glazing to all aspect smashed (vandalism). Concrete interlocking tiles remaining to roof appear tight with no obvious gaps or cavities.	Potential associated with roof structure but damage and disturbance through arson and vandalism has removed suitability	None	Negligible
B2	Pre-fabricated concrete building with flat dilapidated roof. Open fronted.	None	None	Negligible
B3	Pre-fabricated concrete building with corrugate metal and plastic roof.	None	None	Negligible

In summary, it is considered unlikely that any of the building will support bat roosts. This is in part due to the extent of damage caused by arson and vandalism to Building 1. Building 2 and 3 lack suitable features and materials for supporting bat roosts.

Of the trees proposed for works, no significant potential for bat roosts was identified. However, there is limited potential associated with G5, G6 and T14 which will require further consideration.

Birds

There has only been one record of any birds in the past 10 years within the search area. This was a recording of Tree sparrow (*Passer montanus*). Given the potential nesting habitats on site, it is recommended that vegetation clearance occurs outside of the bird nesting season of March - August.

The habitats within the site are considered to be of value to nesting birds with scrub, trees, hedgerow and buildings all providing potential nest sites. It is considered unlikely that the site will support any ground nesting species due to the enclosed nature of the site and urban location meaning that the conditions would favour predators such as Red Fox (*Vulpes vulpes*) and domestic cats.

No field evidence (pellets, spray, feeding remains or feather) of the presence of Barn Owl (*Tyto alba*) was recorded during the survey. Though the site does provide a small area of potentially suitable foraging habitat and could support Field Vole (*Microtus agrestis*), a preferred food source.

Netherley Brook (and Ditton Brook Corridor - Nature Improvement Area and KLWS) will potentially support riparian bird species such as Grey Wagtail (*Motacilla cinerea*), Dipper (*Cinclus cinclus*) and potentially Kingfisher (*Alcedo atthis*).

Invertebrates

There are 11 records of invertebrates within 2km of the site. These include; Alder Leaf Beetle (*Agelastica alni*), Banded Demoiselle (*Calopteryx splendens*), Broad-bodied Chaser (*Libellula depressa*), Brown Hawker (*Aeshna grandis*), Migrant Hawker (*Aeshna mixta*) and Marsh pond snail (*Lymnaea palustris*).

The site comprises of a mixture of habitats which each have potential to support invertebrate species and communities. However, given the scale of the site, absence of site specific records of rare or notable species, and common and widespread nature of the habitats present, it is considered unlikely that the site is of significance for this species group.

Reptiles

There are no records of reptiles within 2 km of the site within the last 10 years.

Habitat within the site is broadly suitable for supporting common and widespread reptiles species such as Grass Snake (*Natrix Helvetica*). However, given the suburban location of the site and absence of records for reptiles in the locality, the site is not considered likely to support common reptiles.

Otter

There are no records of Otter (*Lutra lutra*) within 2 km of the site within the last 10 years.

Netherley Brook provides a watercourse in close proximity and is known to support European Eel (*Anguilla Anguilla*), a potential food source for Otter. The brook could also be used for commuting where Otter are present in the locality. Habitat on site is broadly suitable for Otter to commute across, or for short-term rest locations (couches), though it is considered it would not be suitable for supporting a natal holt.

However, given the absence of records, the overall quality of the watercourse and the urban location, it is considered unlikely that Otter will currently frequent the section of the watercourse associated with the site or the site itself.

Water Vole

There are two records of reptiles Water Vole (*Arvicola amphibius*) within 2 km of the site within the last 10 years. These date from 2018 and are located 250m north of the site and associated with Netherley Brook.

The citation for Netherley Brook and Netherley Woods and Brook (KLWSs) indicates that breeding Water Vole are recorded in association with the brook.

There is no habitat within the site suitable for supporting Water Vole, but Netherley Brook is immediately adjacent to the site, and is known support this species.

Other Notable Species

There are records of the following other notable species relevant to habitats within or immediate to the site, within 2 km of the site:

- European Eel (associated with Netherley Brook which is immediately to the west of the site.
- European Hedgehog (*Erinaceus europaeus*)
- Brown Hare (*Lepus europaeus*)

Netherley Brook is known to support European Eel. The site has potential to support Hedgehog and has limited potential to be frequented by Brown Hare, which may seek shelter amongst scrub and long grassland.

Non-native Invasive Species

There are numerous records of non-native invasive weeds (notifiable under Schedule 9 of the Wildlife and Countryside Act 1981) within 2km of the site.

These include the following species:

- Himalayan Balsam (*Impatiens glandulifera*)
- Rhododendron (*Rhododendron ponticum*)
- Three-cornered Garlic (*Allium triquetrum*)

Himalayan Balsam was evident within the site at the time of survey with old stems and seedlings present in a number of locations but largely associated with the western side of the site and Netherley Brook.

Notable Flora

There are records of Box (*Buxus sempervirens*) and Corn Marigold (*Glebionis segetum*), Field Woundwort (*Stachys arvensis*) as well as Bluebells (*Hyacinthoides non-scripta*).

The above species, nor any other notable species of flora were recorded within the site at the time of survey or is anticipated to be present within the site.

Note: Full Local Records Centre Data is available upon request.

5. PLANNING POLICY AND LEGISLATION

5.1. National Planning Policy

The National Planning Policy Framework (NPPF) December 2024, is a revised update to previous versions and is a policy framework document which provide a range of important principles. Paragraph 187 of 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”;

“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs”;

Paragraph 192 goes on to state:

“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”.

Further to this, paragraph 193 states that:

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

“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”;

“development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;”

“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ 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”.

Finally, Paragraph 195 states that *“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”.*

5.2. Local Planning Policy

Table 5 details the policies within Knowsley Local Plan Core Strategy (Adopted January 2016) which are relevant to the ecological features present on site.

Table 5: Summary of relevant local planning policy

Policy	Description
Policy CS8	Maintenance and Enhancement of Knowsley's Existing Green Infrastructure:
Green Infrastructure	1) Knowsley's existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced, primarily to: a) Ensure more attractive and cleaner residential neighbourhoods; b) Sustain and promote biodiversity (including designated sites, priority habitats and protected and endangered species) in accordance with importance and contribution to ecological networks; c) Preserve the character and function of historic environments and valued landscapes; d) Mitigate the effects of climate change and flood risk; e) Mitigate air, water and noise pollution; f) Provide local opportunities for sport, recreation and allotments; and g) Provide sustainable transport linkages between residential neighbourhoods and easy access to employment and services. 2) To achieve the above, planning powers and other interventions will be used to: a) Protect and enhance strategically important areas of greenspace; b) Ensure an appropriate quantity and improved quality of locally important open spaces, including outdoor sports provision (and ancillary facilities of appropriate scale); c) Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets; d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects; e) Improve accessibility for communities to greenspace offering leisure and recreation opportunities; f) Protect and where possible improve green paths and cycleways linking residential areas, existing strategic areas of greenspace, employment locations, local community services and leisure facilities; g) Work in partnership with other districts and relevant bodies at a landscape scale to minimise the impact of development upon Knowsley's existing biodiversity and geological assets, and sustain the protection afforded to internationally important sites, including supporting habitat, for biodiversity outside of the borough; and h) Deliver new integrated and functional Green Infrastructure that helps to mitigate and adapt to climate change, such as sustainable drainage systems, carbon capture and storage, soft landscaping and green roofs. Strategic Green Links 4) Knowsley's strategically important green links are:

	a) Alt Corridor (Huyton) – stretching from Huyton Village through South Alt Park, Alt Park, Alt Meadows and into Stockbridge Village; b) Valley Corridor (Kirkby) – stretching through Valley Meadow, St. Chad's Park, Millbrook Park, Millennium Green and Mill Dam; c) Whiston to Cronton Corridor – stretching through Cronton, Stadt Moers Park and Whiston Greenway; d) Halewood Triangle – Halewood Park linkage with the Trans-Pennine Trail and to the national cycle network; e) M57 Green Belt Corridor; and f) Knowsley Hall Estate – including Knowsley Safari Park and Local Wildlife Sites. Approach to Green Infrastructure and New Development 6) New development must be served by Green Infrastructure to meet the needs of residents and the local environment, in a manner which will: a) Contribute to the creation of a high-quality residential environment; b) Provide access to high quality open space for leisure and recreational purposes; c) Seek to protect, maintain and where possible enhance biodiversity within and around new developments according to their designation and significance to provide space for nature; and d) Provide adequate mitigation and/or, as a last resort, compensation for Green Infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.
Policy CS2 Development Principles	Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by: (h) Maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and internationally important sites for biodiversity;

5.3. Relevant Legislation

National Legislation

The Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 (as amended) consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain.

Natural Environment & Rural Communities Act 2006

Section 40 of the NERC Act 2006 places a duty upon all local authorities in England to promote and enhance biodiversity in all of their functions. Section 41 lists habitats and species of principal importance to the conservation of biodiversity. Fifty-six habitats and 943 species of Principal Importance for Conservation are included on the Section 41 list and draws upon the UK BAP List of Priority Species and Habitats.

The Conservation of Habitats and Species (Amendment) Regulations 2017

The Conservation of Habitats and Species Regulations 2017 transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law and transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of 'European sites' (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)), the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European sites.

The Environment Act 2021

Paragraph 2 (3) of Schedule 14 of The Environment Act 2021 makes it mandatory (as of January 2024) for all new developments (with some limited exceptions) to achieve a biodiversity net gain (BNG) of at least 10% by the time the development is completed compared to the pre-development biodiversity value of the onsite habitat. This percentage may be amended in the future by the Secretary of State. Please note that some Local Policies stipulate a higher target than this.

The Act allows three methods for securing biodiversity net gains:

1. enhancement of the biodiversity of land to which the planning permission relates;

2. the allocation of registered offsite biodiversity gain to any development for which the planning permission is granted; and
3. the purchase of biodiversity credits for any such development.

A biodiversity gain statement must set out whether, and if so how, the biodiversity gain objective applies in relation to development where the onsite habitat is irreplaceable, how the development will minimise any adverse effects to the onsite habitat, and what evidence must be produced to show how the biodiversity net gain has been met upon completion of the development.

Biodiversity gains will need to be maintained for at least 30 years after the development is completed.

Species Legislation

Bats

In England, all British bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended).

These pieces of legislation combine to give substantial protection to bats and their roost sites, making it an offence to:

- Deliberately or intentionally kill, injure or take a bat;
- Damage, destroy or intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not);
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.

Birds

Breeding wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). Under the Wildlife and Countryside Act, a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds however are not included in this definition (except for limited parts of the Act). They are covered by the Game Acts, which fully protect them during the close season. All birds, their nests and eggs are protected and it is thus an offence, with certain exceptions to:

- *intentionally kill, injure or take any wild bird;*

- *intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act or the Protection of Birds Act 1954;*

have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act or the Protection of Birds Act 1954;

- *use traps or similar items to kill, injure or take wild birds; and*
- *have in one's possession or control any bird of a species occurring on Schedule 4 of the Act unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations.*

Additionally, for some species listed in Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) it is an offence to intentionally or recklessly disturb the adults while they are in and around their nest or intentionally or recklessly disturb their dependent young.

Invasive Non-Native Species

Himalayan Balsam is classified as an invasive non-native species under the Wildlife and Countryside Act 1981.

It is illegal to plant or cause it to grow in the wild in England. If transported offsite, any part of the plant that can facilitate growth must be treated as controlled waste.

Water Vole

Water voles are protected under the Wildlife and Countryside Act 1981 in England. It is illegal to intentionally kill, injure, or take them, as well as damage or destroy their burrows or habitats. Developers must consider water vole conservation in planning applications, and may need a licence from Natural England to displace them or disturb their habitats

6. ECOLOGICAL EVALUATION, AND RECOMMENDATIONS FOR MITIGATION, AND FURTHER SURVEY

6.1. Designated Sites

Due to the scale of the proposed development and distance/disconnect from any statutory designated sites, no impacts upon such sites are anticipated because of the proposed development.

The site intersects with Netherley Brook Knowsley Local Wildlife Site (KLWS) and Netherley Brook and Ditton Brook Corridor Nature Improvement Areas (NIS) which are both non-statutory nature conservation designations.

In view of the above, it is recommended that measures are put in place as part of the development to:

- Protect and enhance habitat to the western margin of the site which abuts the above designations. This might include:
 - Establishing tree protection measures by creating a buffer between the existing boundary habitat and the development.
 - Appropriate tree management works, with the aim of retaining trees where possible and enhancing the condition (from an ecological perspective) of those retained.
 - Planting additional trees at appropriate intervals along with the existing tree line to plug gaps, enhance the structure and diversity of the habitat.
 - Sensitive lighting design to ensure no significant increase in artificial light-spill onto the river corridor and associated riparian habitat occurs as a result of the development (both construction and operational phases).
 - Ensure robust pollution prevention measures are in place for the duration of the construction works and operational phase of the development to avoid pollution events affecting Netherley and Ditton Brooks.

The above could be captured as part of a Construction Environmental Management Plan (CEMP) which should then be adhered to for the duration of the development.

6.2. Habitats

Habitats present on site include the following:

- Developed Sealed Surface – u1b
- Buildings - - u1
- Modified Grassland - g4
- Other neutral grassland – g3c ~10
- Bramble Scrub (dense) – h3d
- Line of trees (broadleaved) -
- Line of trees (Coniferous) - u1a
- Scattered trees (u1a)
- Native hedgerow with trees – h2a6~11

Building & Hardstanding (Developed; sealed surface) u1, u1b

The buildings on site have been subject to arson and vandalism, leaving them open to the elements and further subsequent damage.

The buildings are, as a result, of limited ecological value with the exception of being assessed as having potential to support nesting birds.

The areas of hardstanding associated with the site are of negligible ecological value. The development of these areas is anticipated to result in no loss of biodiversity and offers an opportunity to enhance the biodiversity value of the site as part of the development through landscaping and inclusion of bat and bird boxes into the proposed new buildings.

Modified Grassland – g4 ~10

There are two small areas of modified grassland to the site entrance. These areas are currently subject to litter and fly-tipping but also lack species or structural diversity and are considered to be of low biodiversity value in their current condition and extent.

It is anticipated that these areas will be removed in their entirety as part of the development but there is the opportunity to create new areas of grassland habitat (along with other habitats) and enhance the biodiversity value of the site, as part of the development.

It is recommended that where lawns are created to the entrance of the site, Emorsgate EL1 flowering lawn mixture is used to increase species richness and provide a resource for pollinators in spring/summer.

Other Neutral Grassland – g3c ~10

There are areas of neutral grassland which are located amongst areas of dense bramble scrub. Historically, this area appears to have been an area of grassland for exercising dogs when the kennels were operational. Over time and through an absence of intervention, the grassland has developed into a tussocky sward containing forbs and tall ruderal species but has gradually succumbed to bramble scrub with self-seeded tree saplings, hawthorn and blackthorn also taking hold. These areas of grassland are the areas remaining that have not yet fully succumbed to bramble and other more vigorous scrub species.

These areas of grassland area likely to be lost in their entirety to the development, with a pond and associated planting proposed to adjacent the southern-most proposed properties.

A buffer of 8m is to be offset from habitat to the western-most areas of habitat which will retain some area of grassland and associated scrub and trees. Also, the southern-most area of the site will also be retained in its current state, with the potential to enhance habitat in this location, including grassland creation to off-set some of the above loss of grassland and scrub.

Bramble Scrub (dense) – h3d

Bramble scrub to the centre of the site will be lost to the development. There is an opportunity to retain discreet areas of bramble scrub to the margins of the site including the buffer zone between the western site boundary and Netherley Brook. In addition, the scrub habitat to the southern most extent of the site (outside of the main proposed development area) is proposed to be retained and has the potential to be enhanced through appropriate long-term management and elimination of litter and fly-tipped waste.

Line of trees (broadleaved) -

Off all the trees within the site it is proposed that three broadleaved trees are removed to facilitate the development. These include the following trees:

Table 6. Trees proposed for removal

Number	Species	Retain or remove	Grid Reference
T13	Sycamore	Remove	SJ 45672 86541
T14	Sessile Oak	Remove	SJ 45666 86556

T15	Sycamore	Remove	SJ 45663 86570
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Those trees removed will be compensated for (minimum of two for one basis using native species) and enhancement provided in line with local and national planning policy requirements. This will result in the planting of a suitable number of locally native trees within the redline boundary.

Retained trees will be protected during the development with pruning works proposed to groups of trees to the north and western boundaries. These will and then will be managed appropriately during the post-development life of the site.

Line of trees (Coniferous) -

The line of cypress trees to the north-eastern edge of the site (G1 and G2 in the AIM report, Urban Green, 2025) are to be removed and should be replaced with a line of locally native species, of appropriate size (at maturity) for the location and proximity in relation to the proposed development.

Native hedgerow with trees – h2a6~11

The native hedgerow that forms the eastern site boundary will be retained with the exception of trees T13-T15 which are situated within the hedgerow.

It is recommended that following removal of these trees, that any gaps in the hedgerow are plugged using appropriate native hedgerow species such as Hawthorn, Blackthorn, Dog Rose (*Rosa canina*), Hazel (*Coryllus avellana*) and Field Maple (*Acer campestre*). The hedgerow should then be managed appropriately in the long-term.

6.3. Species and Species Groups

Results of the desk study and field survey are used to determine protected species that may be of relevance to the site and the proposed development. Those that are not considered relevant to the site following the above assessment are not discussed specifically any further.

Species considered relevant to consider further as part of the development include:

- Common and Widespread Amphibians
- Bats
- Birds
- Water Vole
- Invasive Non-Native species
- Other notable species

Amphibians

The site is considered to be of negligible potential for rarer amphibian species such as Great Crested Newt but has potential to support low numbers of common and widespread species such as Common Frog and Common Toad. In view of this, the following recommendations are made:

- During site clearance works, care should be taken not to harm any individual amphibians present. Where identified, they should be allowed to move of their own accord into area of safety or picked up in a gloved hand and placed out of harms way.
- A pond is proposed as part of the development proposals. The pond should be designed to support native amphibian species with marginal areas planted with appropriate species such as Flag Iris (*Iris pseudacorus*), Soft Rush (*Juncus effusus*), Bulrush (*Typha latifolia*) and Meadow Sweet (*Filipendula ulmaria*).
- Log piles should be created in proximity to the pond, and to the marginal areas of the site to provide cover for amphibians during the terrestrial phase of their lifecycle.

Bats

The buildings on site have been assessed as being of 'negligible potential' for supporting bat roosts as per current professional survey guidelines (Collins, 2023) partially as a result of arson events and vandalism to the buildings, rendering them open to the element and unlikely to provide the stable warm, humid environments required by roosting bats.

As a precautionary approach to works, it is recommended that the buildings are demolished outside of the active period for bats (ideally between November and March) to avoid any residual risk of bats being affected by demolition. This will also avoid any conflict with nest birds that might opportunistically use the building during the breeding season.

Tree T14 (proposed to be removed) and tree groups G5 and G6 (proposed for pruning works) were assessed as PRF-I. In view of this it is recommended that soft-fell approach is applied to these tree works as per current mitigation guidelines (Reason & Wray 2023), with inspection of features carried out immediately prior to cutting, lowering to the floor via rope and then final inspection by a suitably licenced ecologist. Removed wood should be left of the ground close to cover overnight before being stacked as habitat piles to the site margins.

The remaining trees proposed for removal or pruning work were assessed for their potential to support bat roosts and found to be of negligible potential (Collins, 2023), as such there is no constraint posed in relation to tree removal works.

In order to enhance the site for bats in the long-term, it is recommended that consideration is given to the use of integrated bat bricks into the proposed new buildings and in retained trees around the site boundaries. Bat bricks and bat boxes would need to be installed at a height of >4m, with a southerly aspect, and be unobstructed by lighting, windows, branches or other features. This will help to enhance the site by providing potential roost features for bats in the long term. Habibat 001 (or similar) (<https://www.habibat.co.uk/bat-boxes>) can be installed and faced to match most building materials. For trees, Vivara Pro Woodstone Bat boxes can be installed as per above to enhance roosting opportunities associated with trees. These would be particularly beneficial along the western boundary associated with Netherley Brook.

Any proposed external lighting scheme associated with the future development of the site should be designed to ensure that it is sensitive to the presence of wildlife, including bats foraging and commuting through the site. This would include low-level lighting or similar solutions to prevent artificial light levels from deterring bats from the site (please see *Bats and Artificial Lighting at Night' ILP Guidance Note (2023)* for further information).

Birds

The site contains habitat that is highly likely to support nesting birds during the breeding season, though the site is not considered to be of any value to ground nesting species due to the urban location of the site and proximity to predators and human disturbance.

It is strongly recommended that any clearance of trees and scrub, along with demolition of the buildings is undertaken outside of the nesting bird season (taken to be March – August inclusive). Where this is not possible a nesting bird check should be undertaken by a suitably qualified ecologist prior to demolition and vegetation clearance commencing (note: in the event an active nest is found to be present works would need to cease in the vicinity of the nest until the young have fledged and left the nest).

It is recommended that to enhance the biodiversity value of the site integrated bird boxes should be incorporated into the site. In particular, integrated nest boxes / bricks designed to accommodate House Sparrow and Swift (*Apus apus*) would be particularly beneficial, alongside tree mounted boxes to the site boundaries.

Water Vole

Records of Water Vole exist for Netherley Brook (including breeding) which is located adjacent to the site. In order to avoid any potential impact upon this species, a buffer of not less than 8 meters will be established and maintained between the western most development area and retained habitats to the eastern banks of Netherley Brook. Where this buffer is maintained, and pollution prevention measures are put in place to prevent pollution events from affecting the watercourse, it is considered unlikely that Water Vole will be affected by the development.

The creation of a pond to the south of the main development site provides an opportunity to create additional habitat for Water Vole, separate from the brook. In view of this, the pond should be created with a focus on wildlife and biodiversity and favoured food plants of Water Vole should be included in any marginal planting. Plants that would be beneficial include tall grasses, stands of Rosebay Willowherb (*Chamerion angustifolium*), Purple Loosestrife (*Lythrum salicaria*), Meadowsweet and aquatic emergent plant species comprising rushes, sedges and reeds.

Invasive Non-Native Species

Himalayan Balsam is present within the site, primarily located to the western site boundary but also elsewhere within the site.

It is recommended that measures are put in place to ensure that this species is not transported and spread from the site to other areas. Measures that should be adopted as part of a biosecurity plan for the development include:

- Retaining contaminated spoil on site.
- Burial of spoil contaminated with Himalayan Balsam seeds on site with a barrier membrane in place.
- Washing of tyres/tracks of vehicles and boots when entering or leaving the site.
- Long-term management plan for the eradication of the species within the site (especially in association with the proposed pond. This may include a regime of herbicide treatment and/or pulling up of balsam stems before they have a chance to set-seed. These methods would need to be deployed over multiple seasons to fully eradicate from within the site.

Other Species

The site contains habitat suitable for supporting Hedgehog. In view of this, care should be taken when vegetation clearance is undertaken to ensure hedgehogs are not harmed and nests are not disturbed.

Habitat will be retained that is suitable for Hedgehog in the boundary areas of the site, buffer zone to the west of the development and also the retained habitat in the southernmost section of the site.

Depending on the development proposals, where solid fencing or walls are to be installed, installation of 'Hedgehog highways' and nest boxes should be considered within the site, specifically in proximity to areas of shrub habitat associated with any proposed soft landscaping.

Urban areas are associated with high levels of habitat fragmentation. For some terrestrial species with limited climbing abilities, property boundaries can pose a significant problem by limiting access to residential gardens. The West European hedgehog (*Erinaceus europaeus*) has declined markedly in the UK but is commonly found in areas of human habitation, including residential gardens (Gazzard A, Boushall A, Brand E, Baker PJ, 2021).

In order to create connectivity in urban situations, it is necessary to design in "hedgehog highways" across site boundaries to improve habitat connectivity. This can be achieved by

creating holes (130 x 130mm) through or under boundary fences to increase connectivity between areas of habitat.

These “hedgehog highways” could potentially help hedgehogs in three ways: (i) enabling entry to previously inaccessible habitat, thereby increasing the carrying capacity of the environment; (ii) reducing travel distances between areas of habitat, thereby reducing the effort for foraging; and / or (iii) reducing the number of road crossings between areas of accessible habitat, thereby reducing the mortality risk from traffic (*Gazzard A, Boushall A, Brand E, Baker PJ, 2021*).

General Biodiversity Enhancement Recommendations

Together with the aforementioned recommendations, it may be possible to make other enhancements to the site where consideration can be given to such as the addition of wildlife friendly ornamental planting (nectar/pollen sources) as part of soft landscaping proposals that will be required in order to achieve a minimum of 10% biodiversity net-gain and inclusion of bee bricks into the fabric of the building or invertebrate hotels within areas of soft landscaping where appropriate.

7. CONCLUSIONS

In view of the results of the desk and field-based assessment of the site, the site is considered to be of relatively low ecological value in the local context, though proximity to the adjacent Knowsley Local Wildlife Sites (KLWS) is to be considered and adequately protected from the development proposals.

Loss of biodiversity as a result of the proposed development can be mitigated for and enhanced (in line with local and national planning policy) as part of the proposed development. Where habitat creation and enhancement measures are adopted, alongside the establishment of a buffer zone between the development and the adjacent Netherley Brook KLWS then it is anticipated that the biodiversity value of the site can be maintained and potentially enhanced, securing habitats that can be appropriately managed in the long-term.

For the development to proceed in line with UK legislation and Planning Policy relating to biodiversity, the recommendations contained within this report should be considered and adopted as necessary. Where appropriate measures as recommended in the report are adopted, the development will be able to proceed having considered and addressed the necessary legislation and both local and national policy relating to biodiversity conservation.

8. REFERENCES

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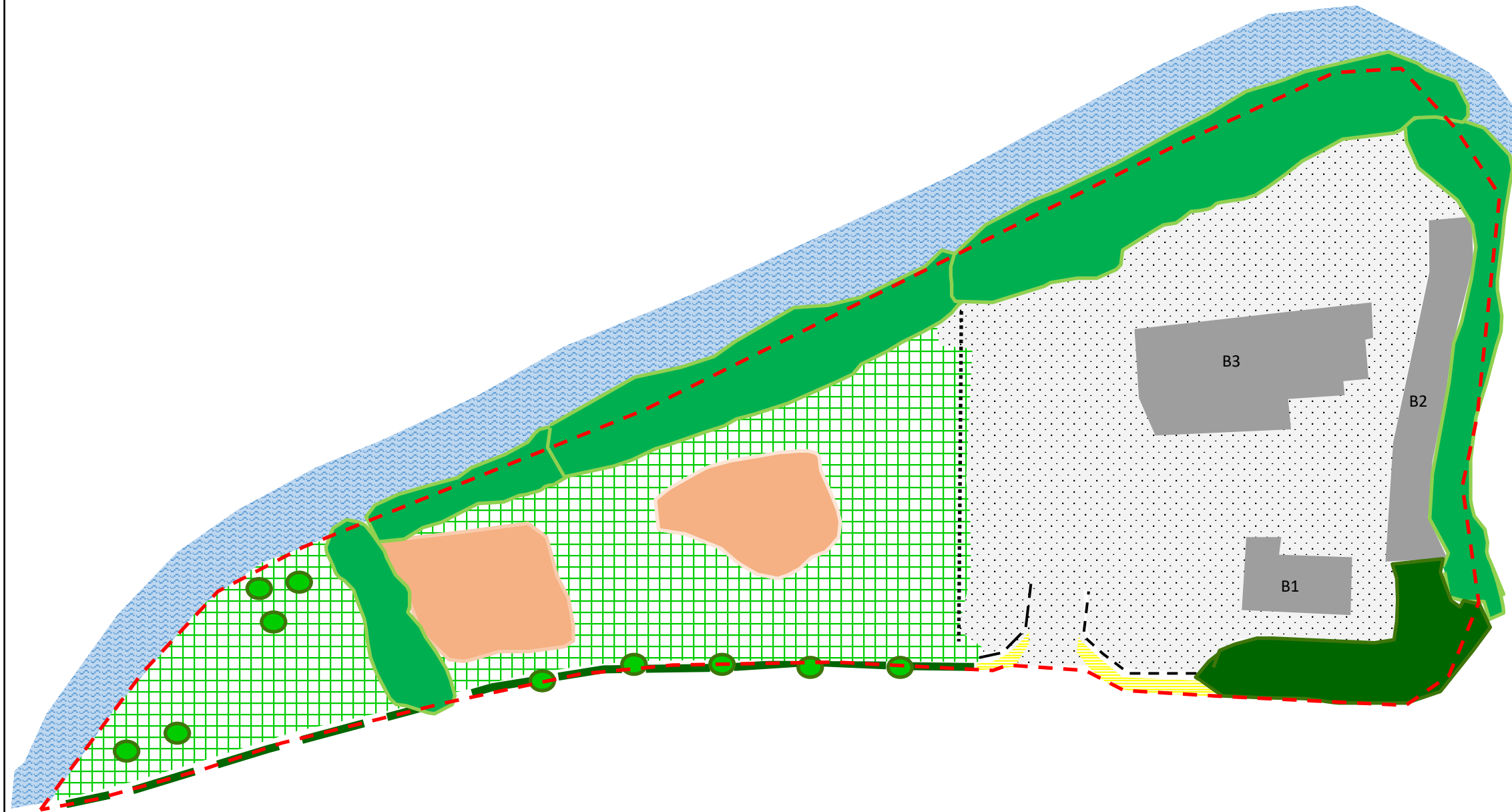
APPENDIX 1 SITE LOCATION PLANS



Image courtesy of Ordnance Survey accessed via Bing Maps ©Microsoft 2025

APPENDIX 2: UKHABS PLAN

SEE NEXT PAGE



Existing Habitat Plan

The Former Lawford Boarding Kennels
Greenbridge Lane, Tarbock Green,
Merseyside, L35 1QH

April 2025

Client: Mr John Morgan

Drawing by: RN

Version: 1

Key:

-  Watercourse (off site)
-  Developed, sealed surface—u1b
-  Building —u1
-  Modified Grassland— g4
-  Other neutral grassland - g3c ~10
-  Bramble Scrub—h3d
-  Broadleaved line of trees
-  Coniferous line of trees
-  Native hedgerow - h2a6~11
-  Fence
-  Wall
-  Scattered Trees—u1a
-  Development Site Boundary

SRN
CONSULTING

ECOLOGY & BIODIVERSITY
CONSULTANTS

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APPENDIX 3: SITE PHOTOS



Photo 1. Building 1. Former residential property. Subject of arson (roof of single storey destroyed and main roof opened to the north / ceiling partially collapsed).



Photo 2. Internal photos of ground floor of Building 1. Open to elements.



Photo 3. Building 2. Former kennels in dilapidated condition.



Photo 4. North-eastern end of kennels (Building.2)



Photo 5. Building 3. Former kennels building.



Photo 6. Interior of building 3.



Photo 7. Main area of hardstanding (developed; sealed surface).



Photo 8. Example of debris and rubble located to the western aspect of the areas of hardstanding.



Photo 9. Grassland area to the southern part of the site (with scattered bramble, saplings and tall ruderal species).



Photo 10. Grassland to the south-western aspect with dense bramble encroaching



Photo 11. Dense bramble to eastern edge of southern section of site.

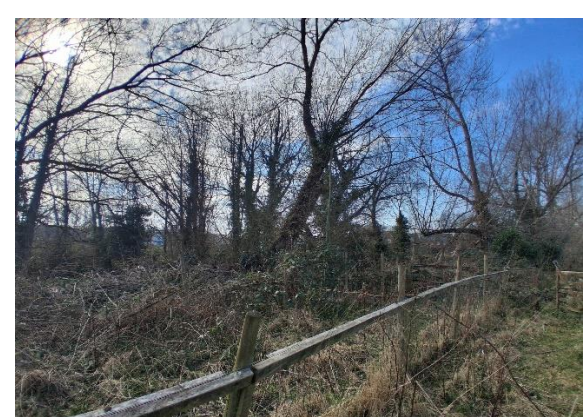


Photo 12. Dense bramble to western edge of southern section of site.



Photo 13. Cypress tree lines to the north east and northern boundary (G1 & G2)



Photo 14. Trees to the eastern site boundary (Greensbridge Lane). 3 x trees to be removed at the northern end close to site entrance. (See Photos 15-17)



Photo 15. Sycamore associated with eastern boundary hedge (T13 proposed for removal)



Photo 16. Sessile Oak associated with eastern boundary hedge (T14 proposed for removal).



Photo 17. Sycamore associated with eastern boundary hedge (T15 proposed for removal)



Photo 18. Tree line (west-east) bisecting the southern section of the site from the north (to be retained).



Photo 19. Trees lining the north-western boundary



Photo 20. Trees lining the western boundary



Photo 21. Trees to northern boundary (central)



Photo 22. Trees to northern boundary (western aspect)



Photo 23. Hedgerow with trees to the eastern site boundary, along Greensbridge Lane.



Photo 24. Modified grassland verge to site entrance.

APPENDIX 4: LOCAL RECORD CENTRE DATA (SUMMARY REPORT).

SEE NEXT PAGE



Biodiversity Information Report 02/04/2025

**MBB reference: 4280-SRN
Site: Lawford Boarding Kennels Greensbridge
Lane, Tarbock Green, Merseyside L35 1QH**

UK Protected Species

'UK Protected species' are those taxa specifically identified by UK legislation including: Wildlife & Countryside Act 1981 (as amended); Protection of Badgers Act 1992; Conservation of Habitats and Species Regulations 2017. The latter regulations enact the European Union's (EU) Habitats Directive (92/43/EEC) in the UK and supercede The Conservation Regulations 1994 and 2010. In our list of protected species, you may see designations that refer to schedules in the 1994 and 2010 regulations, but these remain unchanged under the 2017 regulations.

Some protected species may not be legally disturbed unless you are in possession of an appropriate license. If you are in any doubt as to whether or not a license is required, you should contact Natural England.

The following tables detail the protected species that were recorded in the search area.

Group	Common Name	Scientific Name	Records	Dates	Designations
amphibian	Common Frog	<i>Rana temporaria</i>	11	2017-2019	WCA5/9.5a
	Common Toad	<i>Bufo bufo</i>	7	2018-2021	WCA5/9.5a
	Smooth Newt	<i>Lissotriton vulgaris</i>	10	2016-2018	WCA5/9.5a
flowering plant	Bluebell	<i>Hyacinthoides non-scripta</i>	13	2016-2020	WCA8
terrestrial mammal	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	4	2018-2019	HabRegs2,WCA5/9.4b,WCA5/9.5a,WCA5/9.4c
	Noctule	<i>Nyctalus noctula</i>	2	2018	HabRegs2,WCA5/9.4b,WCA5/9.5a,WCA5/9.4c
	Water Vole	<i>Arvicola amphibius</i>	2	2018	WCA5/9.4.a,WCA5/9.4b,WCA5/9.4c

Desig. Code	Desig. Name	Designation Description
WCA5/9.5a	Wildlife and Countryside Act 1981 (Schedule 5 Section 9.5a)	Section 9.5 Animals which are protected from being sold, offered for sale or being held or transported for sale either live or dead, whole or part.
WCA8	Wildlife and Countryside Act 1981 (Schedule 8)	Plants which are protected from intentional picking, uprooting or destruction (Section 13 1a); selling, offering for sale, possessing or transporting for the purpose of sale (live or dead, part or derivative) (Section 13 2a); advertising (any of these) for buying or selling (Section 13 2b).
HabRegs2	The Conservation (Natural Habitats, &c.) Regulations 2010 (Schedule 2)	Schedule 2- European protected species of animals.
WCA5/9.4b	Wildlife and Countryside Act 1981 (Schedule 5 Section 9.4b)	Section 9.4 Animals which are protected from intentional disturbance while occupying a structure or place used for shelter or protection.
WCA5/9.4c	Wildlife and Countryside Act 1981 (Schedule 5)	Animals which are protected from their access to any structure or place which they use for shelter or protection being obstructed.
WCA5/9.4.a	Wildlife and Countryside Act 1981 (Schedule 5 Section 9.4, subdivision a)	Section 9.4 subdivision a - Animals which are protected from intentional damage or destruction to any structure or place used for shelter or protection.

North Merseyside BAP Species

The North Merseyside Biodiversity Action Plan (NM BAP) was published in September 2001 and last reviewed in 2008. Like other Local Biodiversity Action Plans (LBAPs) its purpose is to focus local conservation on national priority species and habitats. However, LBAPs also embrace the idea of 'local distinctiveness' and species which are not considered UK conservation priorities can be catered for by LBAPs if they are of particular local significance. Such is the case with the NM BAP which currently names 74 species of which 57 are not conservation priority species but are included because their conservation is considered to be a priority in North Merseyside.

The following tables detail the North Merseyside BAP species that were recorded in the search area.

Group	Common Name	Scientific Name	Records	Dates	Designations
flowering plant	Bluebell	<i>Hyacinthoides non-scripta</i>	13	2016-2020	LBAP
insect - dragonfly (Odonata)	Banded Demoiselle	<i>Calopteryx splendens</i>	1	2017	LBAP
	Broad-bodied Chaser	<i>Libellula depressa</i>	2	2018	LBAP
	Brown Hawker	<i>Aeshna grandis</i>	1	2014	LBAP
	Migrant Hawker	<i>Aeshna mixta</i>	2	2016	LBAP
terrestrial mammal	Brown Hare	<i>Lepus europaeus</i>	9	2014-2022	LBAP
	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	4	2018-2019	LBAP
	Noctule	<i>Nyctalus noctula</i>	2	2018	LBAP
	Water Vole	<i>Arvicola amphibius</i>	2	2018	LBAP

Desig. Code	Desig. Name	Designation Description
LBAP	North Merseyside BAP	Species that are incorporated within the North Merseyside Biodiversity Action Plan. These species may or may not also be UK BAP species. Some species have their own action plans within the NM BAP, others are members of group species action plans.

NM BAP species: Bluebell (*Hyacinthoides non-scripta*)

British Bluebells make up about 20% of the global population of *Hyacinthoides non-scripta* and are often found in humid woodland habitat, along hedgerows and on occasion along the coast. Locally there are a number of good colonies.

Local threats to the species include possible over-shading in un-managed woodlands, localised trampling by the public in popular areas and hybridisation with the Spanish Bluebell. On a national scale declines are caused by the loss of woodland habitat, grazing by introduced Muntjac, collection of plants and hybridisation with Spanish Bluebell.

NM BAP species: Dragonflies (*Calopteryx splendens*; *Libellula depressa*; *Aeshna grandis*; *Aeshna mixta*)

Twentyone species of dragonfly and damselfly are included in the NM BAP Dragonflies Species Action Plan. These include vagrant species and some which are thought to be undergoing range expansions in the UK. Eighteen of these species are known to breed in our local area, with significant breeding sites in St Helens and Sefton.

Local causes of decline in this include the destruction or damage of essential wetland habitat through development, waste-tipping and agricultural run-off. Removal of nearby feeding habitats such as woodlands, hedgerows and tall vegetation is also detrimental.

NERC Act Section 41 Species

Known also as 'Species of Principle Importance in England' and the 'England Biodiversity List' this list was developed to meet the requirements of Section 40 of the Natural Environment and Rural Communities Act (2006). The list is derived, almost wholly, from the 2012 revised list of 'UK Post-2010 Biodiversity Framework' priority species. (So called 'research only' moth species have been excluded from the report.). The section 41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006 'to have regard' to the conservation of biodiversity in England, when carrying out their normal functions. In particular:

- Regional Planning Bodies and Local Planning Authorities must use it to identify the species that should be afforded priority when applying the requirements of National Planning Policy Framework (NPPF) to maintain, restore and enhance species and habitats.
- Local Planning Authorities must use it to identify the species that require specific consideration in dealing with planning and development control, recognising that under NPPF the aim of planning decisions should be to minimise impacts on biodiversity and geodiversity.
- All Public Bodies must use it to identify species that should be given priority when implementing the NERC Section 40 duty.

The following tables detail the NERC Section 41 species that were recorded in the search area.

Group	Common Name	Scientific Name	Records	Dates	Designations
amphibian	Common Toad	<i>Bufo bufo</i>	7	2018-2021	Sect.41
bird	Tree Sparrow	<i>Passer montanus</i>	1	2015	Sect.41
bony fish (Actinopterygii)	European Eel	<i>Anguilla anguilla</i>	2	2014	Sect.41
terrestrial mammal	Brown Hare	<i>Lepus europaeus</i>	9	2014-2022	Sect.41
	Hedgehog	<i>Erinaceus europaeus</i>	15	2014-2021	Sect.41
	Noctule	<i>Nyctalus noctula</i>	2	2018	Sect.41
	Water Vole	<i>Arvicola amphibius</i>	2	2018	Sect.41

Desig. Code	Desig. Name	Designation Description
Sect.41	Natural Env. and Rural Communities Act 2006. Species of Principal Importance in England (section 41)	Species "of principal importance for the purpose of conserving biodiversity" covered under section 41 (England) of the NERC Act (2006) and therefore need to be taken into consideration by a public body when performing any of its functions with a view to conserving biodiversity.

IUCN Red-listed Species

The IUCN Red List of Threatened Species (sometimes called 'Red Data Book' species) indicates the conservation status of plants and animals that have been globally evaluated using the IUCN Red List Categories and Criteria. The system is designed to determine the relative risk of extinction, and the main purpose of the IUCN Red List is to catalogue and highlight those plants and animals that are facing a higher risk of global extinction (i.e. those listed as Critically Endangered, Endangered and Vulnerable). The IUCN Red List also includes information on plants and animals that are categorized as 'Extinct' or 'Extinct in the Wild'; on taxa that cannot be evaluated because of insufficient information ('Data Deficient'); and on plants and animals that are either close to meeting the threatened thresholds or that would be threatened were it not for an ongoing taxon-specific conservation programme ('Near Threatened').

The following tables detail the IUCN Red-listed species that were recorded in the search area.

Group	Common Name	Scientific Name	Records	Dates	Designations
flowering plant	Box	<i>Buxus sempervirens</i>	3	2015-2020	RLGB.DD
	Corn Marigold	<i>Glebionis segetum</i>	1	2021	RLGB.VU
	Field Woundwort	<i>Stachys arvensis</i>	1	2021	RLGB.Lr(NT)
insect - beetle (Coleoptera)	Alder Leaf Beetle	<i>Agelastica alni</i>	3	2018-2019	RLGB.DD
mollusc	Marsh Pond Snail	<i>Stagnicola palustris/fuscus/corvus</i>	2	2016	RLGB.DD
terrestrial mammal	Hedgehog	<i>Erinaceus europaeus</i>	15	2014-2021	RLGB.VU
	Water Vole	<i>Arvicola amphibius</i>	2	2018	RLGB.EN

Desig. Code	Desig. Name	Designation Description
RLGB.DD	IUCN (2001) - Data Deficient	A taxon is Data Deficient when there is inadequate information to make a direct, or indirect, assessment of its risk of extinction based on its distribution and/or population status. A taxon in this category may be well studied, and its biology well known, but appropriate data on abundance and/or distribution are lacking. Data Deficient is therefore not a category of threat or Lower Risk. Listing of taxa in this category indicates that more information is required and acknowledges the possibility that future research will show that a threatened category is appropriate.
RLGB.VU	IUCN (2001) - Vulnerable	A taxon is Vulnerable when it is not Critically Endangered or Endangered but is facing a high risk of extinction in the wild in the medium term future.
RLGB.Lr(NT)	IUCN (2001) - Lower risk - near threatened	Taxa which do not qualify for Lower Risk (conservation dependent), but which are close to qualifying for Vulnerable. In Britain, this category includes species which occur in 15 or fewer hectads but do not qualify as Critically Endangered, Endangered or Vulnerable.
RLGB.EN	IUCN (2001) - Endangered	A taxon is Endangered when it is not Critically endangered but is facing a very high risk of extinction in the wild in the near future.

Nationally Notable Species

These are plants and animals which do not fall within red-list categories but which are none-the-less uncommon in Great Britain.

The following tables detail the Nationally Notable species that were recorded in the search area.

Group	Common Name	Scientific Name	Records	Dates	Designations
flowering plant	Box	<i>Buxus sempervirens</i>	3	2015-2020	NR-excludes

Desig. Code	Desig. Name	Designation Description
NS-excludes	Nationally Scarce. Excludes Red Listed taxa	Nationally Scarce - Occurring in 16-100 hectads in Great Britain. Excludes rare species qualifying under the main IUCN criteria
NR-excludes	Nationally Rare. Excludes Red Listed taxa	Nationally Rare - Occurring in 15 or fewer hectads in Great Britain. Excludes rare species qualifying under the main IUCN criteria.

WCA schedule 9 species (including non-native invasive plants)

Schedule 9 of the Wildlife & Countryside Act (amended 2010) lists species of plants and animals for which it is a specific offence to plant or otherwise cause to grow in the wild (plants) or release or allow to escape into the wild (animals). Many of these are invasive non-native plants and animals, but there are also a number of native animals on the list (e.g. Barn Owl) which cannot be released into the wild in England without a license from Natural England.

The following tables detail the WCA Schedule 9 species recorded in the search area.

Group	Common Name	Scientific Name	Records	Dates	Designations
flowering plant	Himalayan Balsam	<i>Impatiens glandulifera</i>	50	2015-2020	MBB-WCA-S9
	Rhododendron ponticum	<i>Rhododendron ponticum</i>	10	2015-2018	MBB-WCA-S9
	Three-cornered Garlic	<i>Allium triquetrum</i>	1	2020	MBB-WCA-S9
terrestrial mammal	Grey Squirrel	<i>Sciurus carolinensis</i>	10	2014-2019	MBB-WCA-S9

Desig. Code	Desig. Name	Designation Description
MBB-WCA-S9	Wildlife and Countryside Act 1981 (Variation of Schedule 9) (England and Wales) Order 2010	Species on Schedule 9 (part 2) as revised 2010. Under section 14 of the Act it is illegal to release into the wild any animal or allow to grow in the wild any plant which is not ordinarily resident in GB or which is a known threat and is listed on Schedule 9 of the Act.

BAP priority habitats

In 2007 the Local Biodiversity Manager (responsible for the North Merseyside Biodiversity Action Plan) undertook a review of the extent of UK BAP priority habitats in North Merseyside and produced GIS layers to show their extents. In most cases these inventories were derived from two main sources: the latest Phase 1 habitat surveys which were conducted for the four North Merseyside local authorities between 1996 and 2007; and an NVC survey of the Sefton Coast carried out between 2003 and 2004. A separate NVC survey of the Ribble estuary carried out in 2002 (which also included saltmarsh at the Alt) was also useful as were one or two other sources. Because of the diverse nature of habitat classifications, it was not always possible to produce inventories with a one-to-one correspondence with UK BAP priority habitats. The table below shows the BAP habitat inventories for North Merseyside and their correspondence with UK BAP priority habitats.

North Merseyside habitat inventory	Correspondence with UK BAP priority habitats
Lowland Acid Grassland	Lowland Dry Acid Grassland
Lowland Heathland	Lowland Heathland
Lowland Raised Bog	Lowland Raised Bog
Neutral Grassland	Incorporates the UK BAP habitat Lowland Meadows but also, in North Merseyside, includes a lot of amenity grassland, road verges etc.
Calcareous Grassland	Calcareous Grassland
Ponds	Ponds
Lakes	Eutrophic lakes
Reedbeds	Reedbeds
Hedgerows	Hedgerows
Saltmarsh	Coast Saltmarsh
Sand Dune	Coastal Sand Dune
All Woodland	It was not possible, from the available data, to produce separate inventories for different woodland types in North Merseyside, so this inventory incorporates elements of several UK BAP priority habitats such as Lowland Mixed Deciduous Woodland, Wet Woodland and Wood Pasture & Parkland.

Note that the 'Ponds' BAP inventory was derived locally using water bodies less than two hectares in extent from Ordnance Survey data. The 'Lakes' BAP inventory is a nationally supplied inventory, but the lakes are only represented in this as points. Therefore any water body over two hectares in extent will only be represented on our habitat maps by a point and will not show the extent of the lake. However, ponds will be indicated by polygons showing their extent. Occasionally a large pond – though still less than two hectares in extent – will be represented in both the 'Lake' and 'Pond' inventories.

Habitat	Amount	Units
Hedgerows	10.16	kilometres
All Woodland	13.46	hectares
Neutral Grassland	11.24	hectares
Ponds	0.53	hectares
Ponds	24	count

The table above indicates the extent of each of the BAP habitat inventories (see previous table) occurring within your search area (see appendix 3 for maps).

Designated Areas

There are a number of types of 'designated areas' in North Merseyside. These types are shown in the table below together with the total number of North Merseyside sites for each.

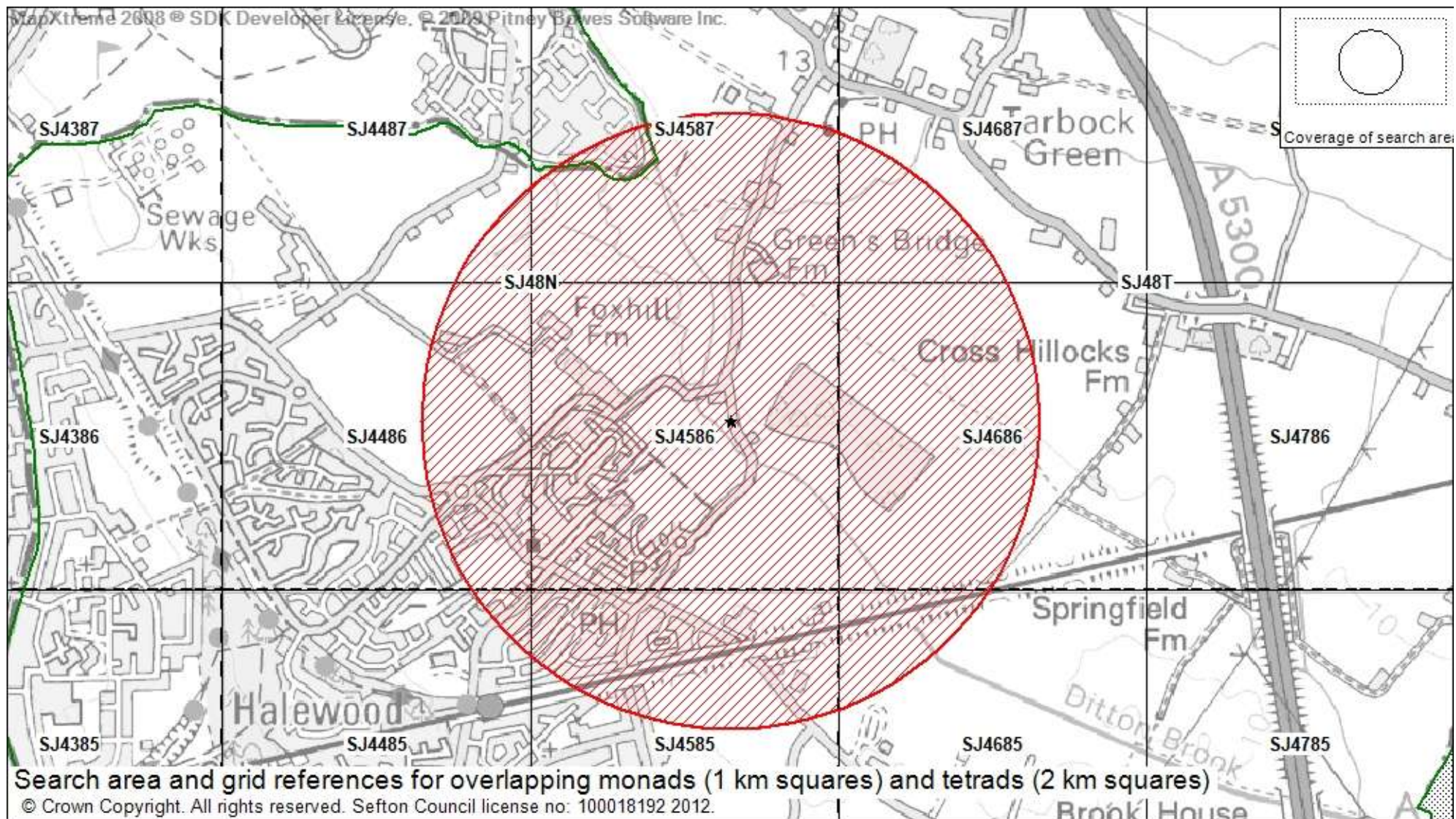
Type of area	No. of sites
Site of Special Scientific Interest	6
Special Protection Area (Natura 2000)	3
Marine Special Protection Area	1
Special Area of Conservation (Natura 2000)	1
RAMSAR (wetland of international importance)	3
National Nature Reserve	3
Local Nature Reserve	57
Knowsley Local Wildlife Site	65
Sefton Local Wildlife Site	55
St Helens Local Wildlife Site	117
Liverpool Local Wildlife Site	29
Merseyside Ancient Woodland Inventory	11
RSPB/LWT Windfarm Alert Map	1
Red Squirrel Protection Area	1

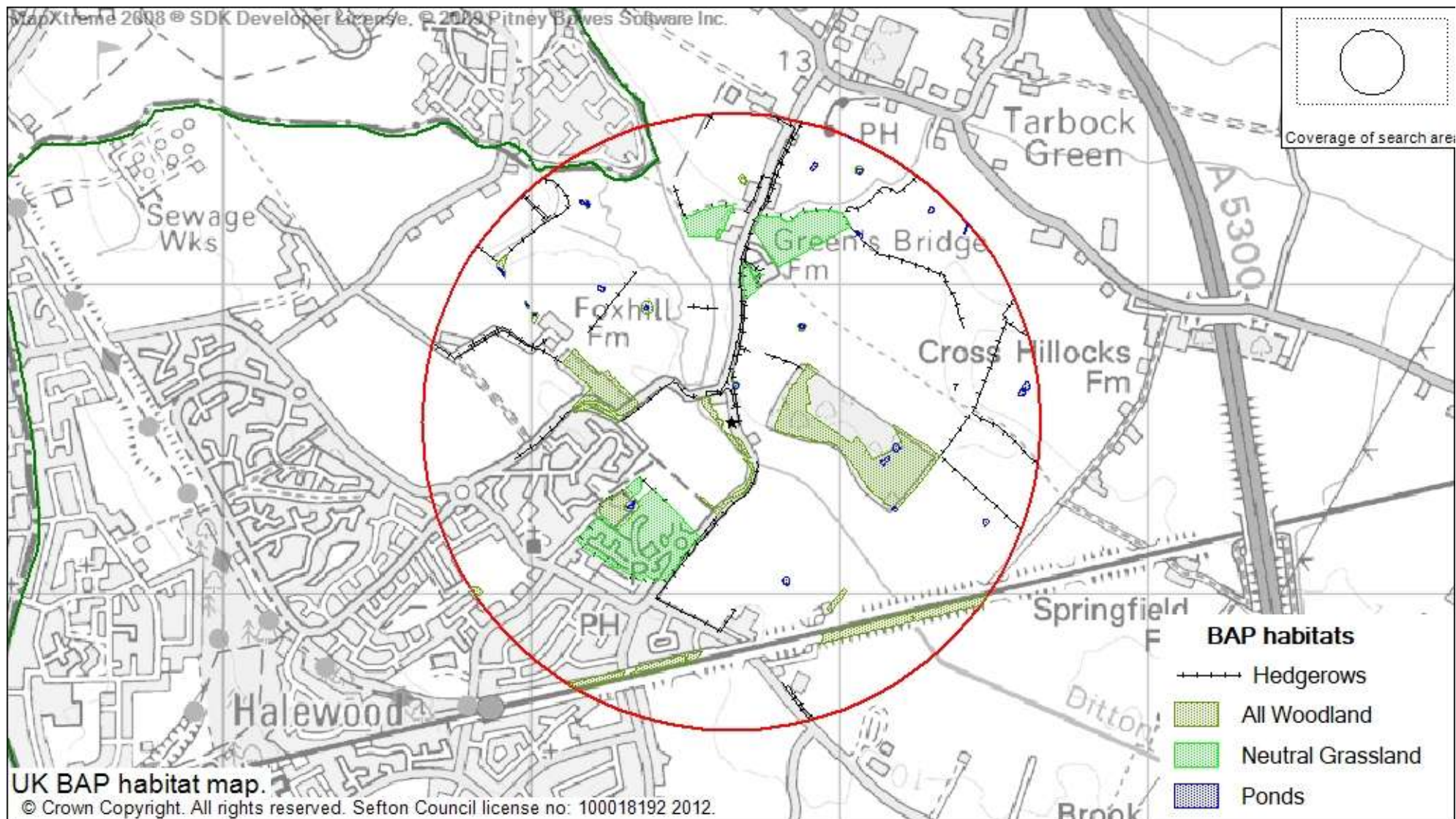
The following table indicates the results of the intersection between the search area and designated areas detailed above (see appendix 3 for maps).

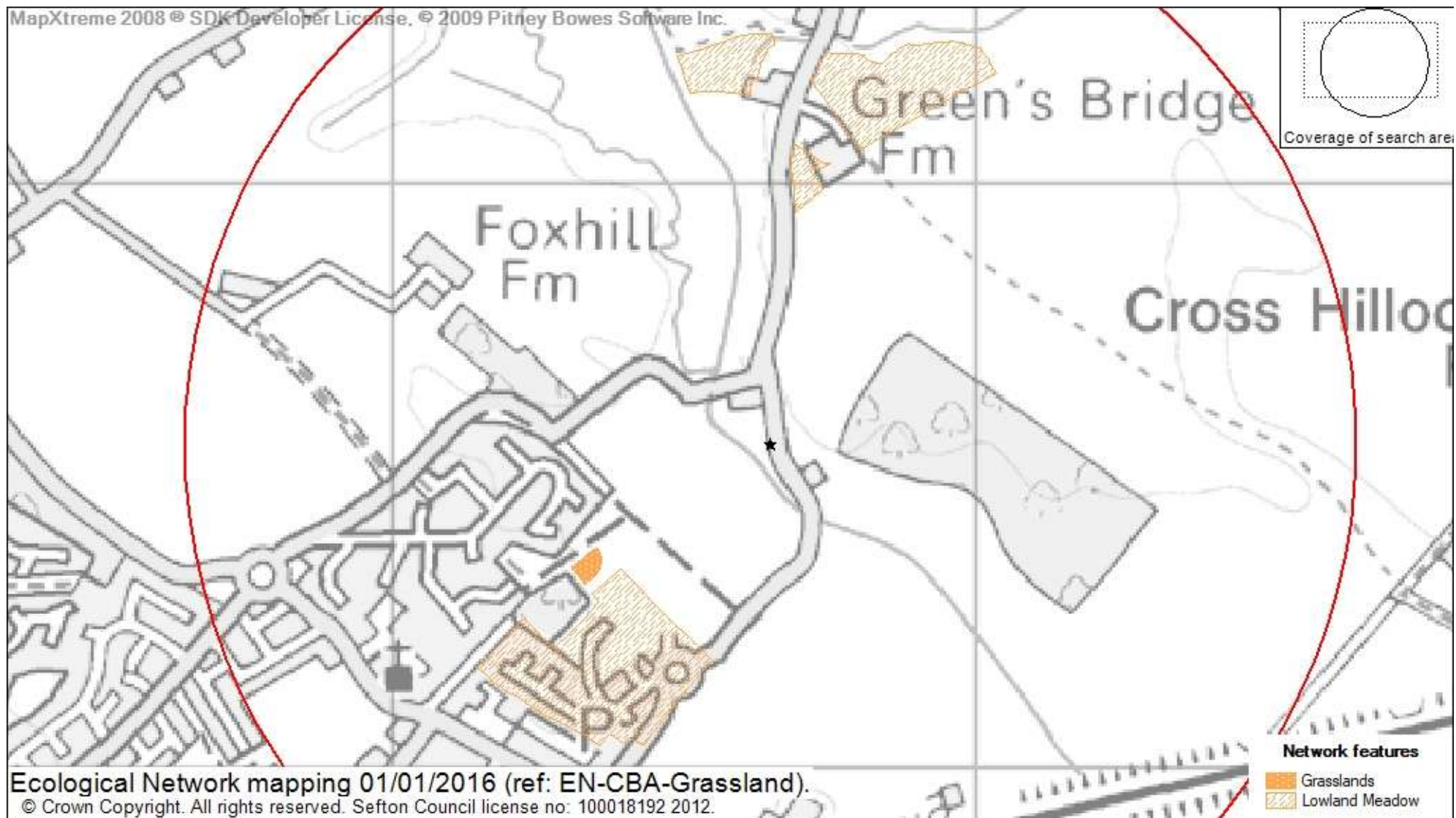
Name	Type
Netherley Brook and Ditton Brook Corridor	Nature Improvement Area
Cartbridge Lane Wood	Knowsley Local Wildlife Site
Green's Bridge Plantation	Knowsley Local Wildlife Site
Ditton Brook	Knowsley Local Wildlife Site
Netherley Woods and Brook	Liverpool Local Wildlife Site
Netherley Brook	Knowsley Local Wildlife Site

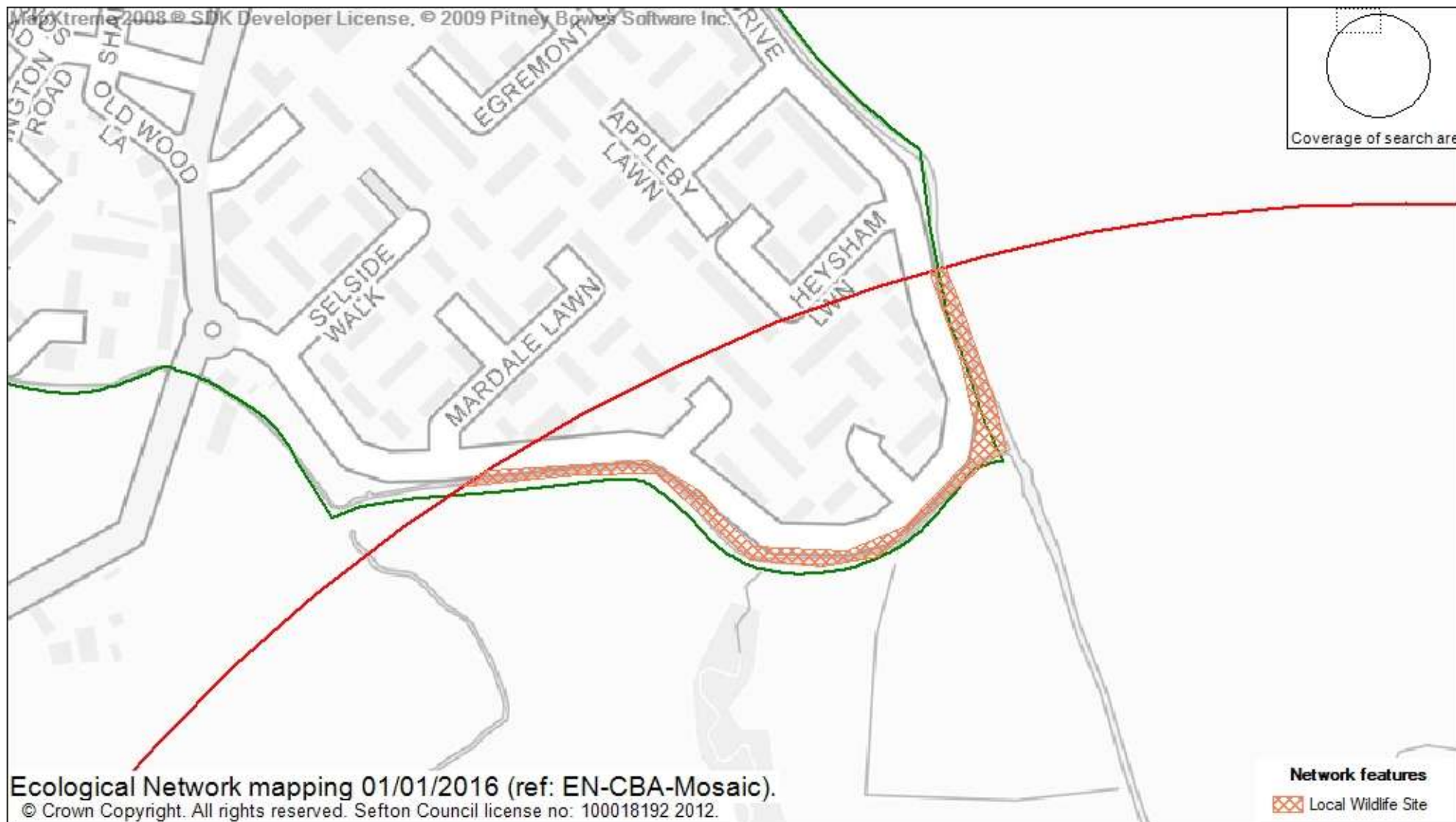
Citations¹ for Local Wildlife Sites are supplied separately.

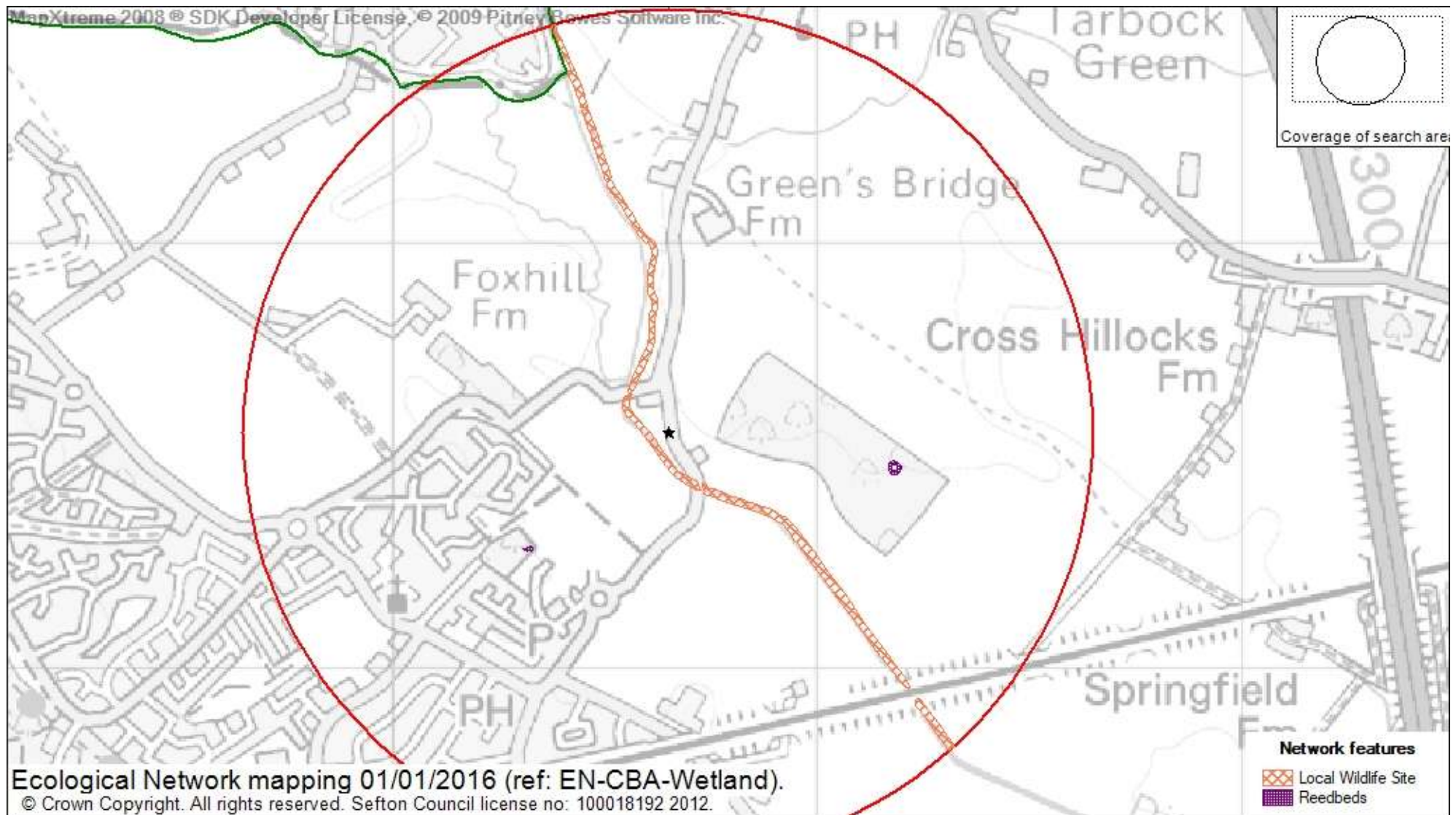
¹ In Knowsley, some Local Wildlife Site citations do not include lists of species and habitats for which they are designated and where this is the case a separate list is supplied for the site. No citations for LNRs are available. Citations for national and internationally designated sites (SSSI, SPA etc) are publicly available.

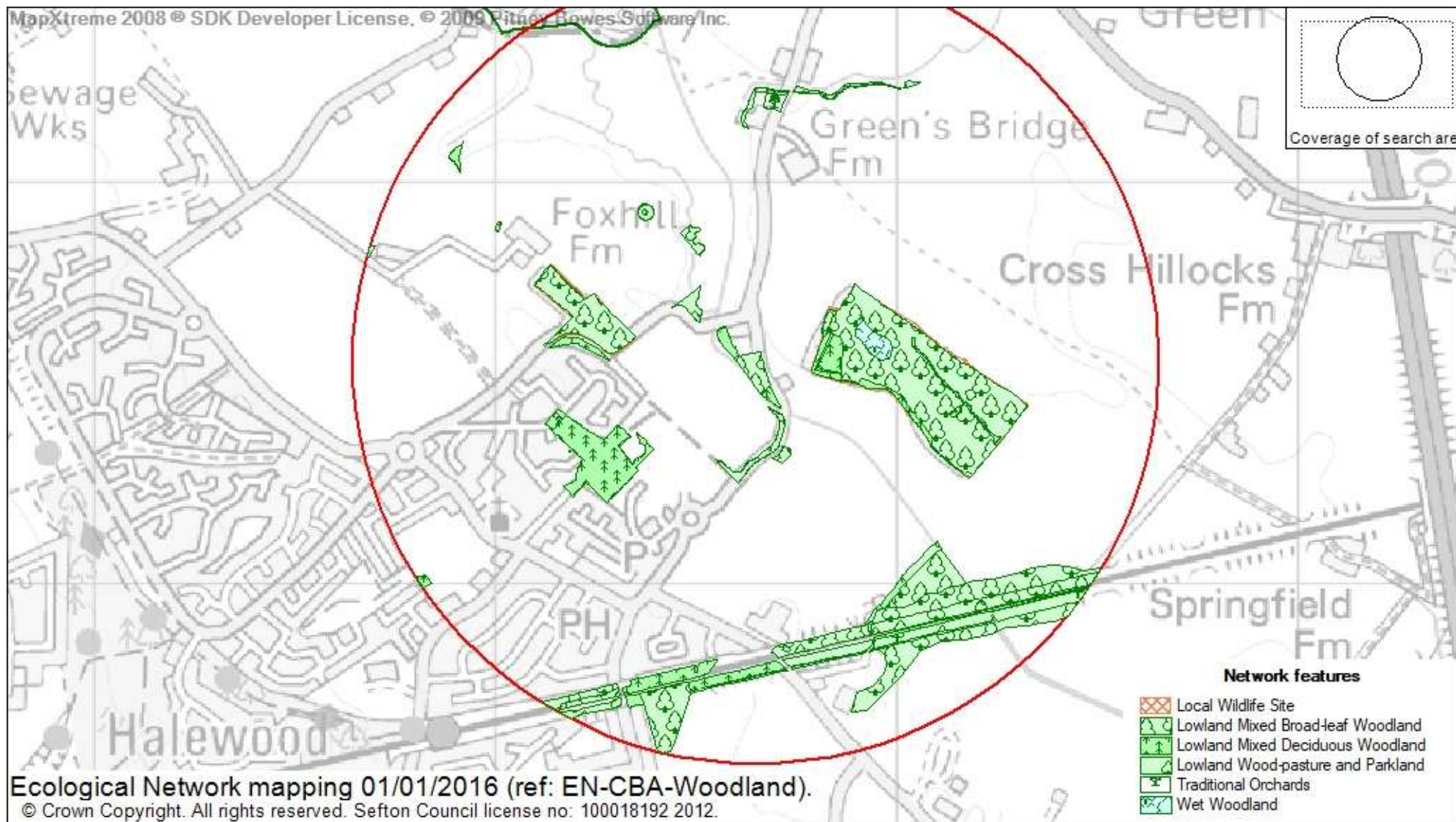


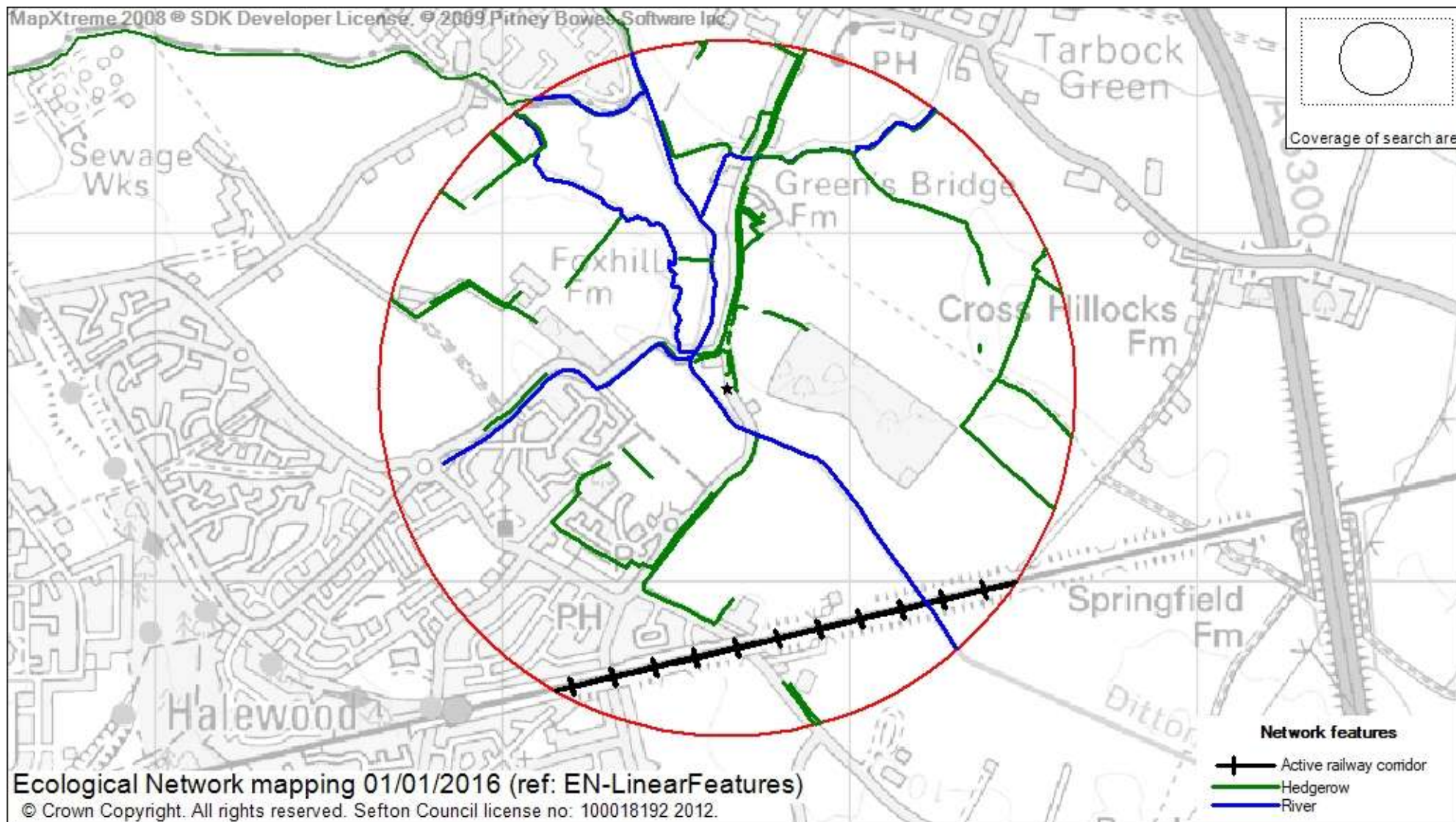


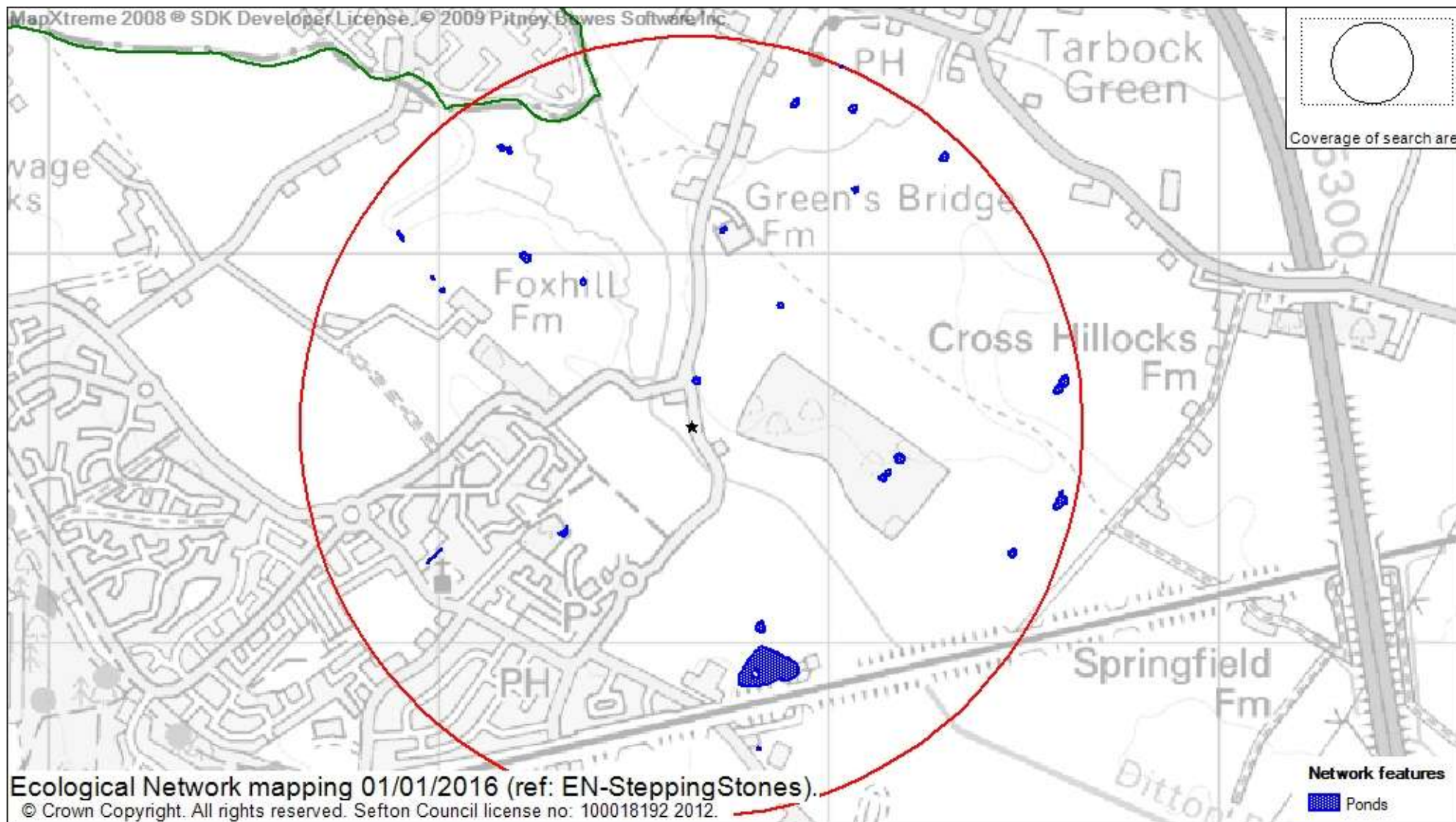


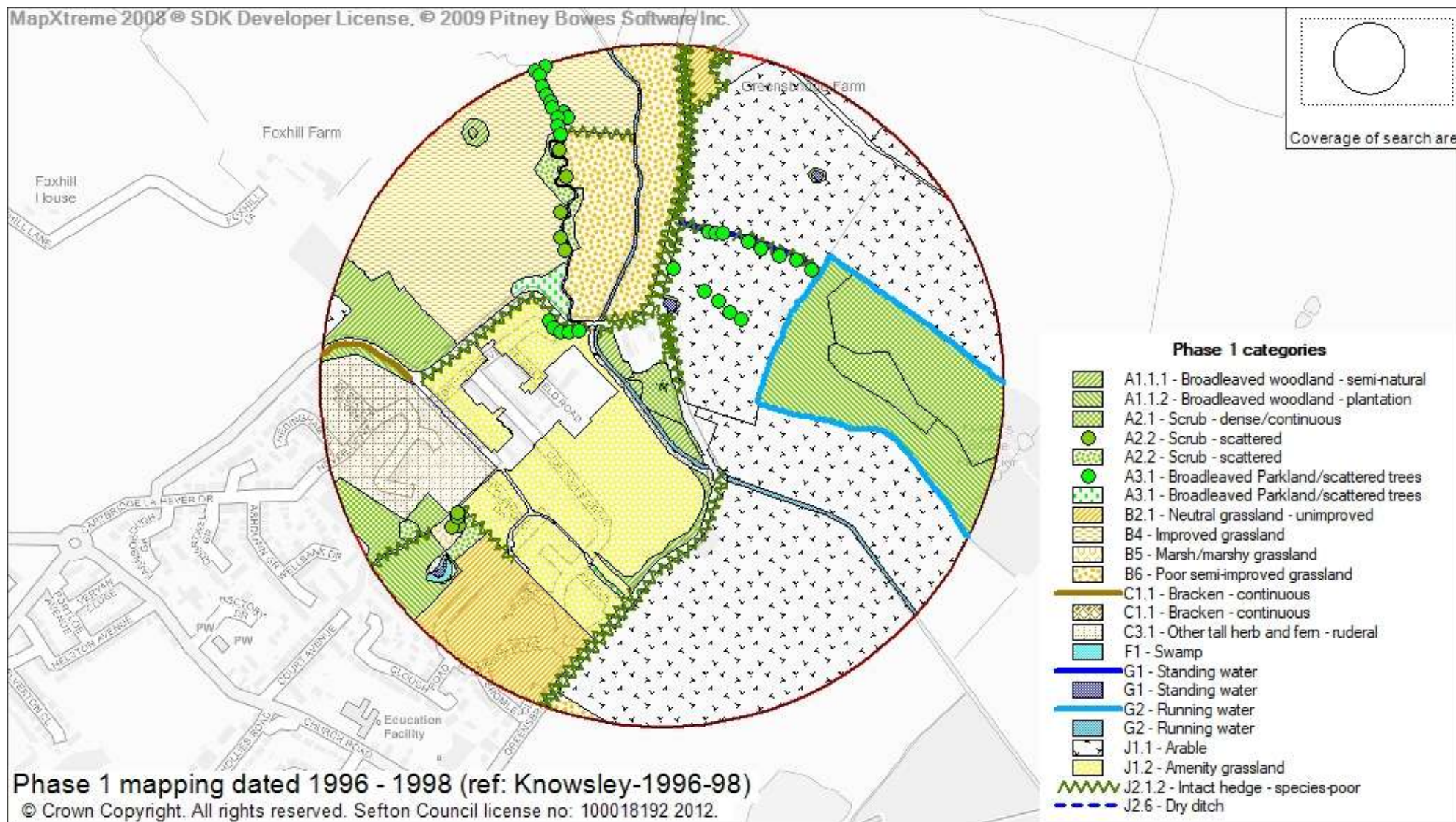


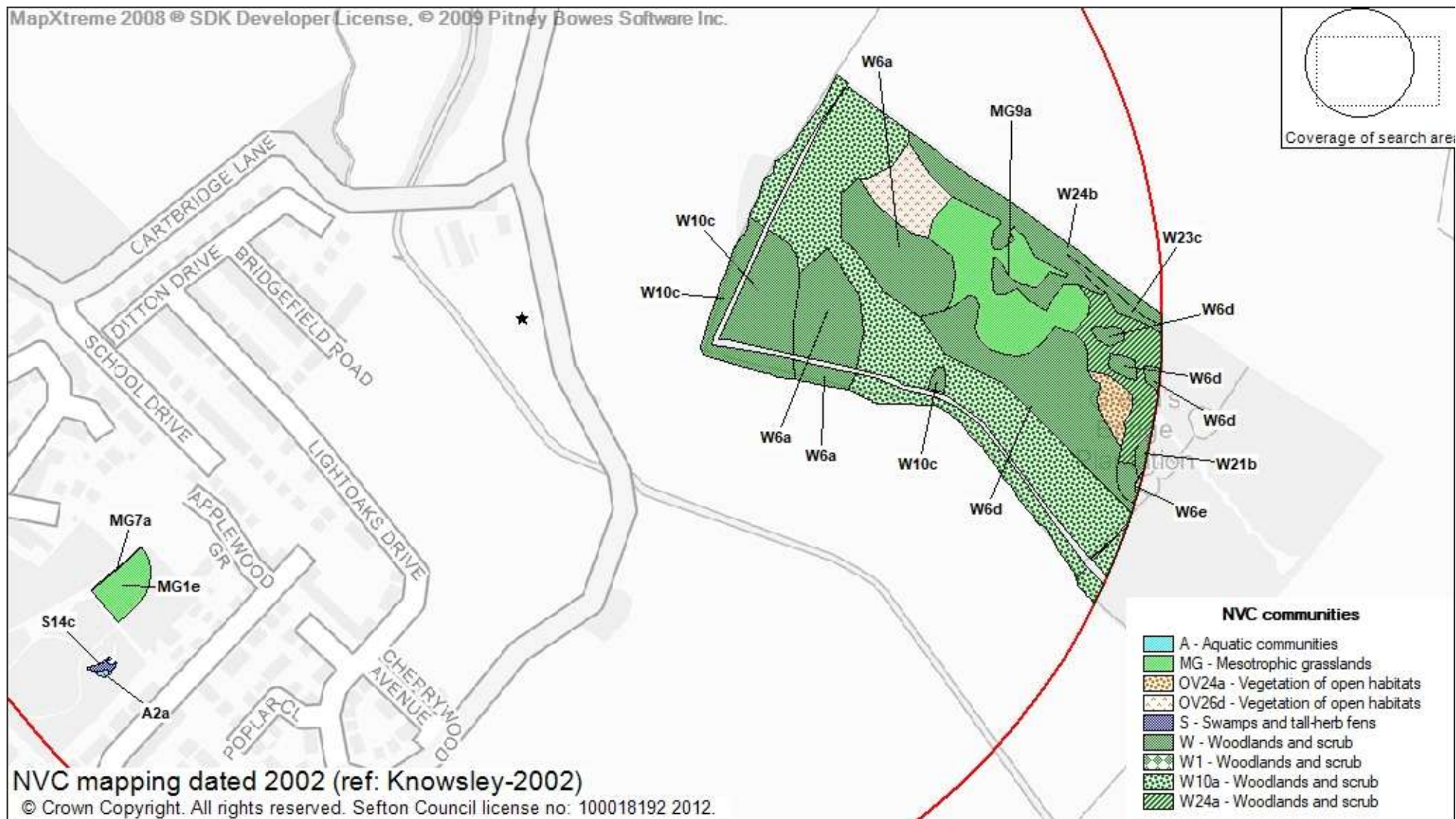


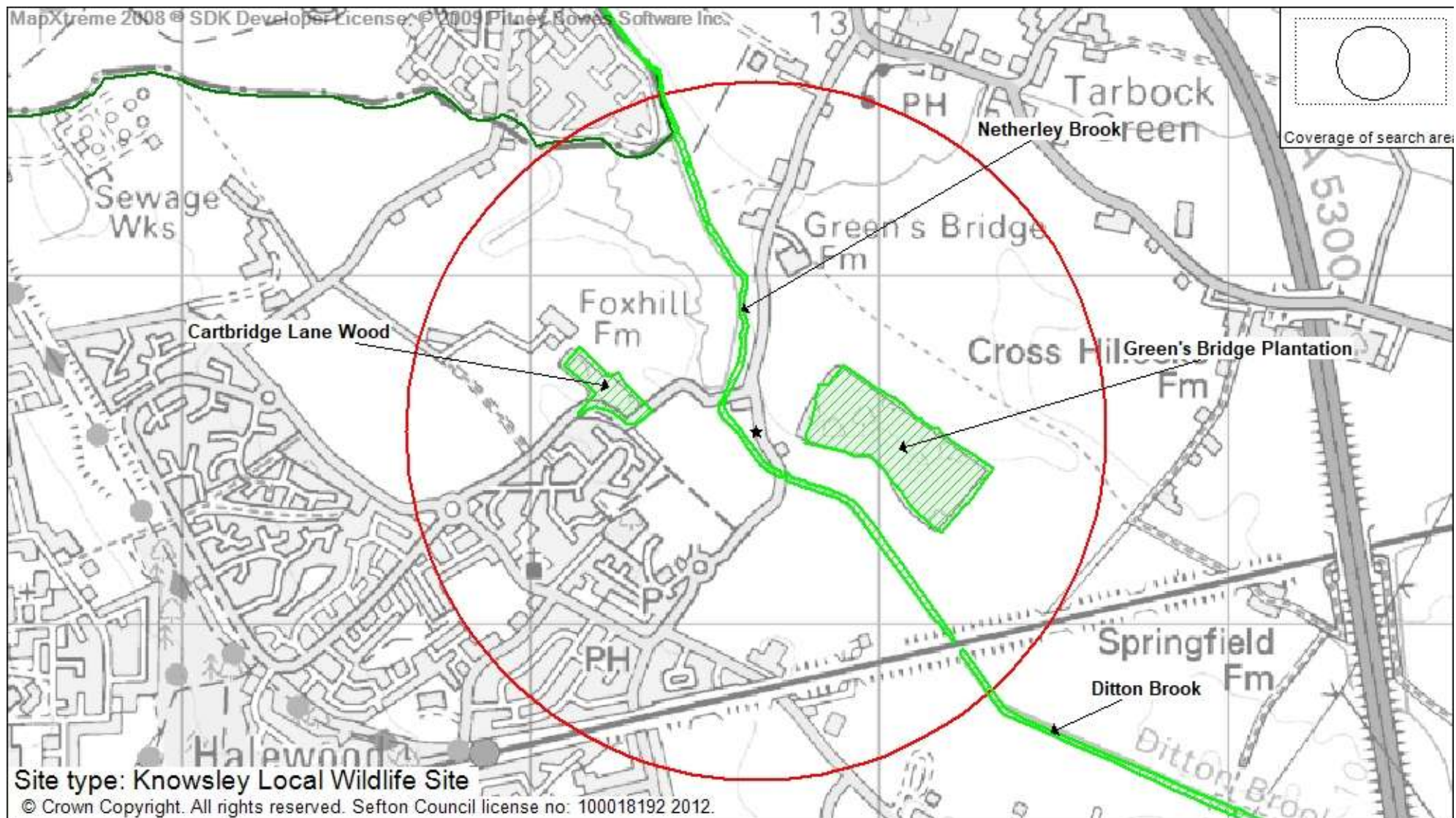


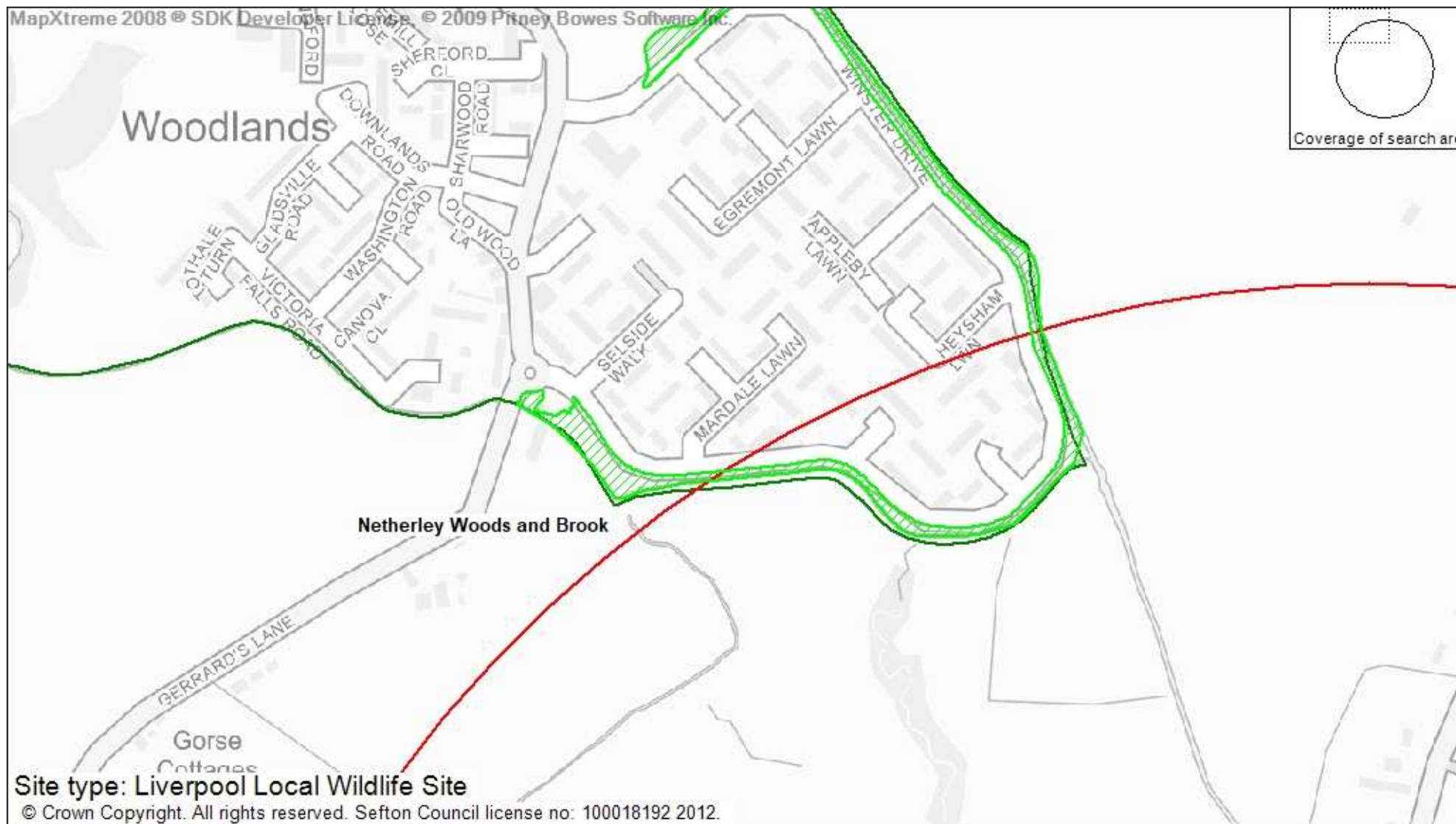


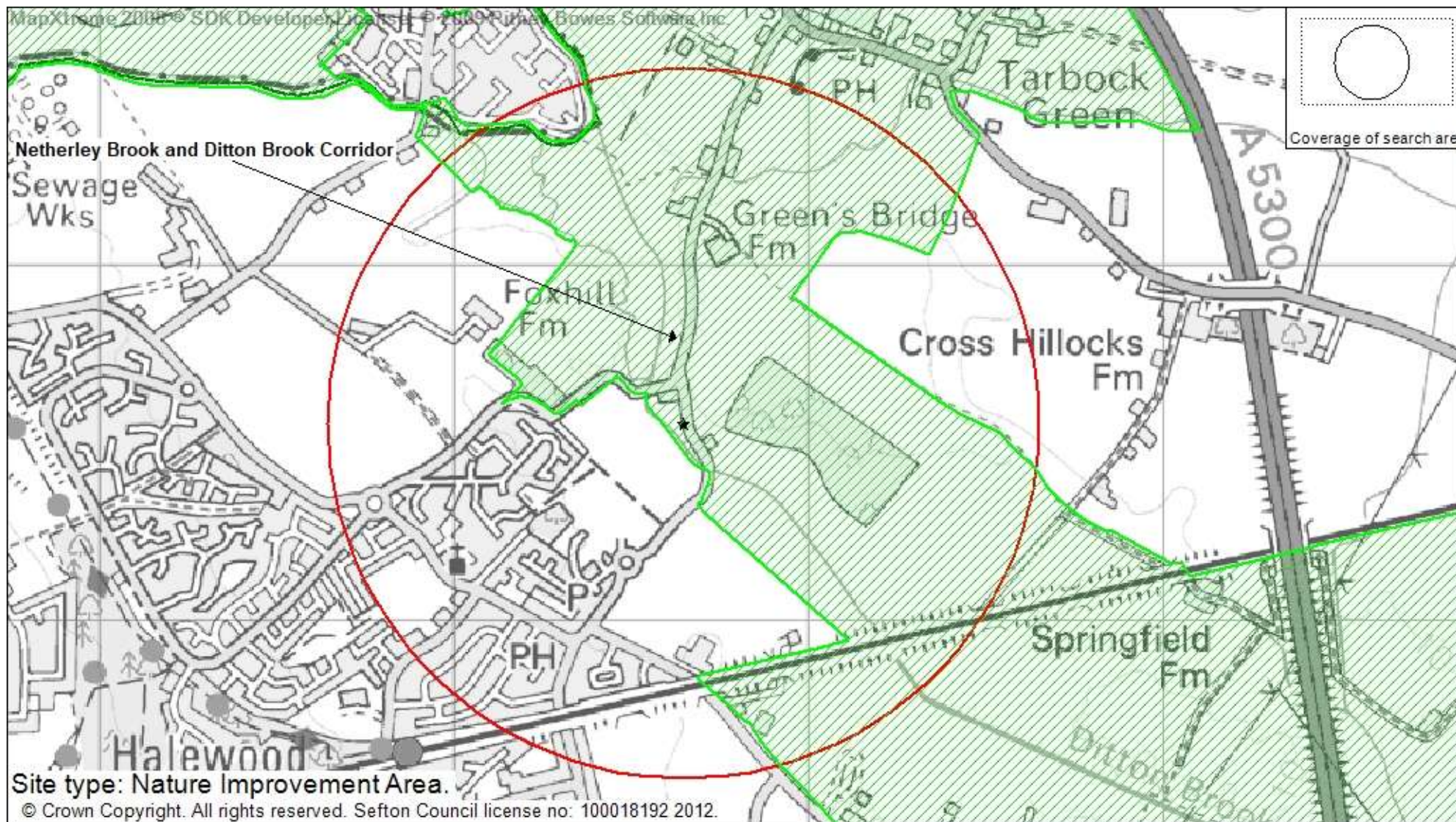










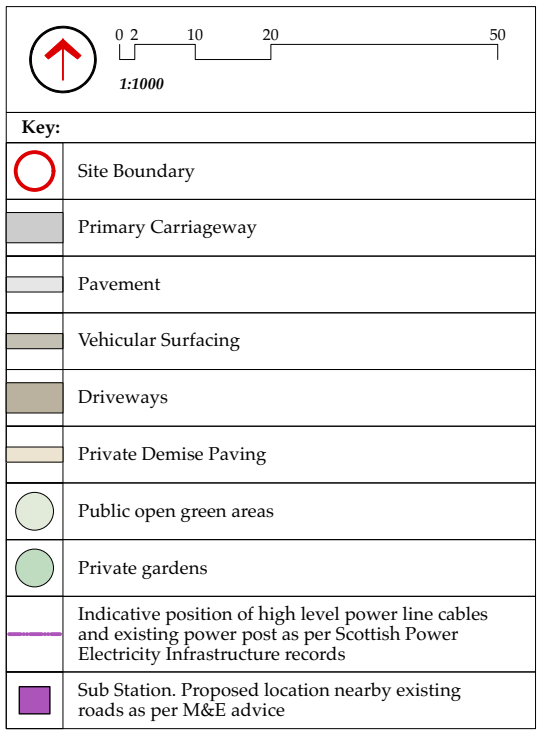
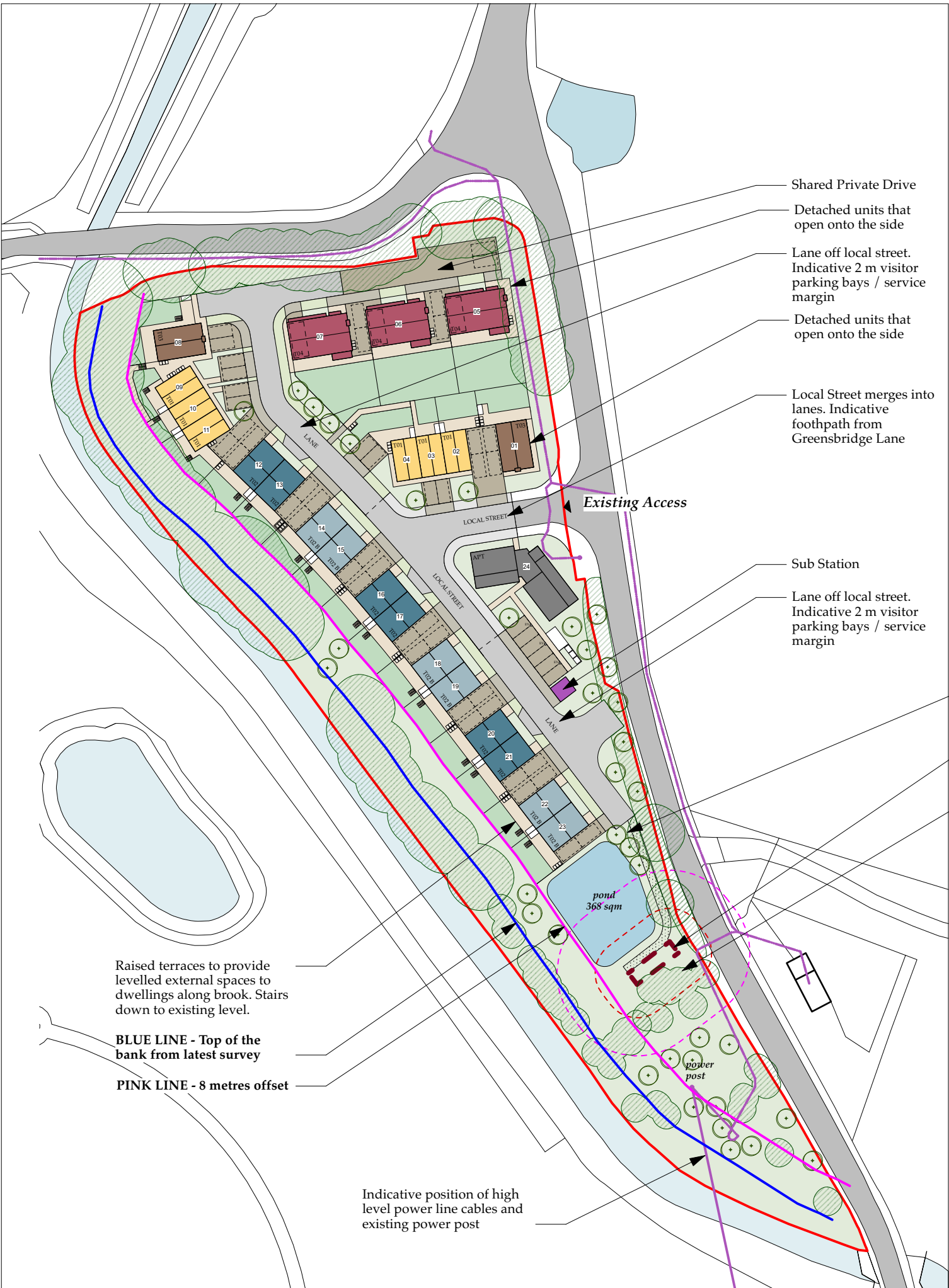


APPENDIX 5: PROPOSED SITE LAYOUT

MASTERPLAN

RESIDENTIAL UNITS:							
Type		Description	Bedrooms	People	GIFA		NO.
T01		Terrace	2	3	c. 70.2 sqm	c. 755 sq ft	6
T02 A		Semi Detached	3	5	c. 93 sqm	c. 1001 sq ft	6
T02 B		Semi Detached	3	5	c. 93 sqm	c. 1001 sq ft	6
T03		Detached	3	6	c. 106 sqm	c. 1001 sq ft	2
T04		Detached	5	8	c. 147 sqm	c. 1582 sq ft	3
APT		Apartment	1	2	c. 53.2 sqm	c. 573 sq ft	6
TOTAL							29

Note: All areas stated do not include garages. Integral or otherwise



NOTE:

- Trees shown on Masterplan in line with Landscape and Arboricultural Proposal. For further information refer to ARBORICULTURAL IMPACT ASSESSMENT (AIA) Landscape and Arboricultural.
- All areas stated do not include garages. Integral or otherwise

min. 3.5m easment around pond. Gravel after end of adopted road

Treatment Plant. Approx. 3x11m underground tank.
Indicative 7m and 15m offsets

Existing young trees could be removed if required

Raised terraces to provide levelled external spaces to dwellings along brook. Stairs down to existing level.

BLUE LINE - Top of the bank from latest survey

PINK LINE - 8 metres offset

Indicative position of high level power line cables and existing power post

B	24/01/2025	AK	LC	Updates following Planning comments
Rev.	Date	Drawn	Checked	Note



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JOB: Greensbridge Lane - 531

STATUS:	PLANNING
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SCALE: 1:1000 @ ISO A3

FIRST ISSUE: 07/06/2024

DRAWING No: **2.010 - B**

Masterplan Layout