

Date 18/11/25

Project Ref UG3144 – Chapel Brook

McDonalds is proposing to convert the former Chapel Brook into a new McDonald's restaurant. The site is situated within the densely urbanised area of Tarbock Green, Liverpool, Merseyside. It is bordered by commercial development, including a business park to the north, an industrial park to the west, and an Aldi supermarket to the south. Major roads in the vicinity include Cronton Road and Wilson Road immediately to the south and west, respectively, with the M57 motorway located approximately 330m to the east and the M62 motorway approximately 260m south.

The site was subject to a field survey on 25 July 2025 by Siobhan Gandee, Assistant Ecologist, and William Gillis, Biodiversity Net Gain Consultant, at Urban Green. The habitats present were identified and classified using UKHab classifications, and subsequently mapped using ArcGIS software.

The site comprises areas of hardstanding and a large building (Photograph 1 and 2), both of which have negligible ecological value and are allocated no units within the Biodiversity Net Gain Statutory Metric.



Photograph 1 – Area of hardstanding with off-site trees and vegetation



Photograph 2 – Large building that will be converted

Across the wider site, outside of the boundary, habitat exists in the form of introduced shrub planters, broadleaved woodland, modified grassland and individual trees. However, these are all outside of the development boundary, meaning they are not expected to be impacted and therefore are excluded from the BNG calculation.

In addition, the site is not within, or adjacent to, any designated sites and there were no priority habitats identified onsite (assessed using MAGiC); therefore the strategic significance for the site is **low**.

Overall, there are no habitats present within the site boundary which have unit value within the metric, and the site has a baseline value of zero units for area habitats. There are also no existing hedgerow or watercourse habitats present on site.

As this development does not impact any priority habitat, and impacts less than 25m² of onsite area habitat and 5m of linear habitats, it is below the de minimis threshold. Therefore, in accordance with the statutory framework set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990, this development should be exempt from the biodiversity gain condition.

Kind regards,



William Gillis

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