

PRELIMINARY ECOLOGICAL ASSESSMENT AND BIODIVERSITY NET GAIN REPORT

**Land to the rear of Lynton, Off Field Lane Knowsley
Merseyside L10 4UE.**

26th October 2025: Version 3



By

Adapt Environment Ltd/Ecology NW Ltd
Shea O' Neill Ba Hons Dip La CMLI MCIEEM
Director Adapt Environment Ltd

e-mail shea.adaptenvironment@outlook.com

Tel – 07702 916908

Prepared By –

Shea O' Neill BA Hons Dip LA CMLI MCIEEM

October 2025

Contact

Adapt Environment Ltd/Ecology NW Ltd

Omagh Business Centre Great Northern Road

Omagh Co Tyrone Northern Ireland

07709 394502 and 07702 916908



Prepared For

Client

Prepared By: Adapt Environment Ltd

Shea O' Neill Ba Hons Dip La CMLI MCIEEM Director Adapt Environment Ltd

e-mail shea.adaptenvironment@outlook.com **Tel – 07702 916908**

Office: Omagh Enterprise Centre Great Northern Road Omagh BT78 5LU

Shea O' Neill Ba Hons Dip La CMLI MCIEEM

Project No.:Title: 9058 (00)**Client:**

On behalf of John Routledge RBC Ltd

Date: 26th October 2025**Office:** Omagh Enterprise Centre**Status:** FINAL**Author** Shea O' Neill**Technical reviewer**

Signature

Signature *S O Neill*

Date:

26/10/25

Date:

Adapt Environment Ltd (ADAPT) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and ADAPT. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by Adapt Environment Ltd for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of ADAPT and the party for whom it was prepared. Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of Adapt Environment Ltd.

Control Sheet

	Name	Position
Author:	Shea O' Neill CMLI MCIEEM	Ecologist/ Director
Checked and Approved by:		

Version History

Version	Date	Modified by	Approved by	Comment/Reason(s)
3	26/10/2025	N/A	SR	Third Issue

Disclaimer

This report has been prepared by Adapt Environment Limited/Ecology NW Ltd with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The actions of the surveyor on site and during the production of the report were undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management. (www.cieem.org.uk).

This report has been prepared by Adapt Environment Limited/Ecology NW Ltd for the sole use of the client and in connection with the development project described – this report cannot be relied upon by any third party without express written consent by both Adapt Environment Limited and the client.

This is a technical report and **does not** represent legal advice/ opinion.

This report remains Adapt Environment Limited/Ecology NW Ltd property and cannot be relied upon until full payment has been made.

Adapt Environment Limited/Ecology NW Ltd retain the right to re-publish data obtained and submit those species records produced during all ecological studies to the local recording centre.

Copyright ©

This report is the copyright of Adapt Environment Limited/Ecology NW Ltd. Any unauthorised reproduction or usage of material from this report is prohibited

CONTENTS

- 1 Introduction and background**
- 2 Methodology- Desk Study**
- 3 Results – Desk-top Study**
 - 3.1 Baseline- Designated (protected) sites.
 - 3.2 Priority habitats.**Enhancements**
- 4 Summary and Recommendations**

TECHNICAL NOTE: BIODIVERSITY NET GAIN (BNG) STRATEGY

SITE NAME & ADDRESS	Land to rear of Lynton off Field Lane Knowsley L10 4UE
DEVELOPMENT PROPOSAL	Construction of one house with access, car parking and garden.
PLANNING REFERENCE	25/00103/FUL
DATE	27th July 2025- site visit
AUTHOR	Shea O' Neill Ba (Hons) Dip LA CMLI MCIEEM – Principal Landscape Architect and Principal Ecologist

INTRODUCTION & BACKGROUND

Adapt Environment Ltd/Ecology NW Ltd was commissioned to provide a Statutory Biodiversity Metric calculation tool (hereafter referred to as 'the metric tool') for the proposed development on land at Land to rear of Lynton off Field Lane Knowsley L10 4UE. This technical note/PEA has been produced to accompany the metric tool and provide an overview of the results. This report should be read in conjunction with the Architects' layout drawings. This report should be read in conjunction with the Bat Roost Potential Assessment 8-8-25.

In England, the primary legislation for the statutory framework for biodiversity net gain (BNG) is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021 and was amended by the Levelling Up and Regeneration Act 2023. Under the statutory framework for BNG, subject to some exceptions, every planning permission is subject to a condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitat. This increase can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or through statutory biodiversity credits.

METHODS

The latest version of the metric tool and User Guide (23 July 2024) have been accessed from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Desk Study

The Multi-Agency Geographic Information for the Countryside (MAGIC) mapping tool (Available from: <https://magic.defra.gov.uk/>) was used to search for ecological information contained within the following datasets:

- Statutory designated sites for nature conservation within a 500m radius.
- Priority habitats (including Irreplaceable habitats) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 within a 500m radius.

A site walkover was undertaken on **27th July 2025** by Shea O' Neill CMLI MCIEEM (Full member of the Chartered Institute of Ecology and Environmental Management and Chartered Landscape Architect Member of Landscape Institute). Shea has extensive experience in survey and site assessment for habitats and protected species. All habitats within the site were described and mapped using UK Habitat Classification (UKHab) Version 2 definitions (UKHab Ltd, 2023). The BNG metric was checked by Derek Richardson Bsc MPHIL Principal Ecologist who is insured to work on behalf of Adapt Environment Ltd.

RESULTS

BASELINE

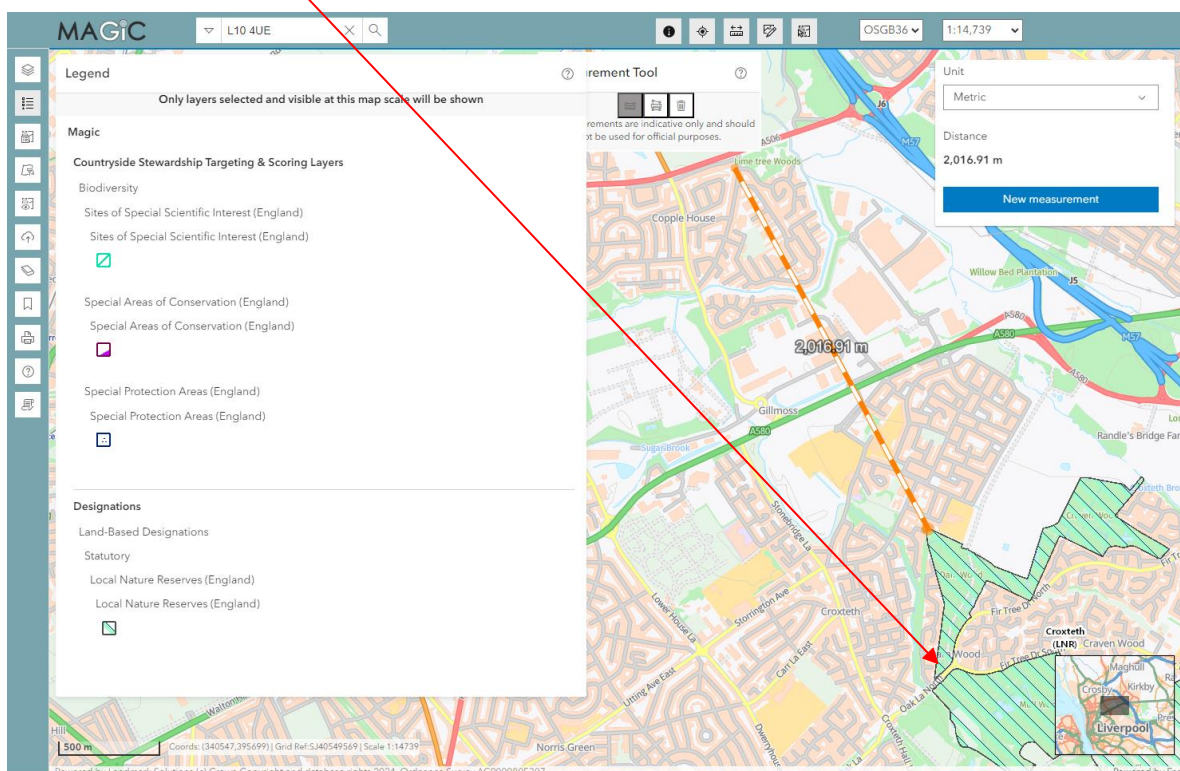
Designated Sites

The proposed development is located within 2.44 km of a statutory designated site. The site is Croxeth Park LNR which is located northeast of the site. The LNR is separated from the site by distance and residential housing. In addition, there is Acorn Plantation LNR within 3.55 km to the southeast. The Mersey Estuary SPA and SAC are within 8km to the west.

Irreplaceable & Priority Habitats

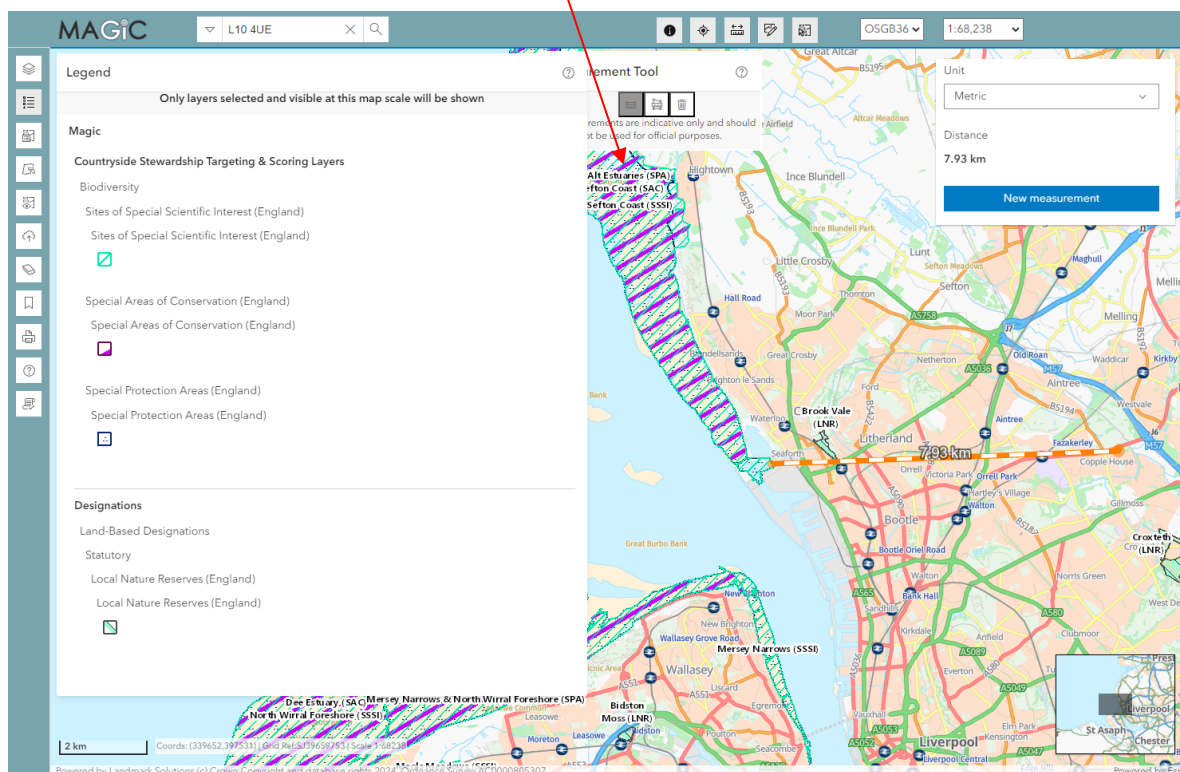
There are no irreplaceable or priority habitats on the site. A large area of parkland and mature woodland named Croxeth Park is located 2.01 km to the southeast of the site. This is a priority habitat as listed on Section 41 of the NERC Act 2006. This area may also contain meadow and trees (irreplaceable & priority habitat). The proposed development does not pose any risk of adverse impacts to such habitats due to distance.

Figure 1: Location of Croxeth Park LNR located 2.01km to the southeast. Extract DEFRA Magic Maps.



A further area of woodland Acorn Fields Plantation LNR is located beyond urban residential land (Kirkby) to the southeast of the site. This is a priority habitat as listed on Section 41 of the NERC Act 2006. This area may also contain ancient woodland (irreplaceable & priority habitat). The proposed development does not pose any risk of adverse impacts to such habitats.

Figure 2: Location of Mersey Estuary SPA/SAC. The distance from the site is shown by the orange line 7.93km. Extract DEFRA Magic Maps.



Habitats

The site is urban and was previously part of the garden environs of an existing house Lynton. The site previously had a planning consent approved and was sold from the title of Lynton (dwelling). The site was not developed and the planning consent has lapsed. Prior to January 2022 the site was not overgrown and did not contain any trees. There are currently no native and non-native hedgerows on the boundaries. The boundaries are timber fences to the north, west and east. There is a low brick wall to the southern boundary. There are remnants of overgrown ornamental shrubs which are not classified as hedgerow in the eastern area. The site does not contain a building or remains of any building. The habitat type is scrub predominantly Bramble. It is proposed to clear the Bramble scrub and replace it with one new house, car parking and garden. The site is surrounded by further houses with gardens in a dense residential area. Photographs which provide a general overview of the site and supporting data for the metric tool are provided in Appendix 1. The photographs provide an overview of the habitat baseline as existing on the 27th of July 2025. Images from Google Streetview show the habitat from November 2021 per BNG guidance of a baseline of January 2022. Hedges have been cut in November 2021 streetview image below.

Figure 3: Google Streetview from November 2021 showing baseline in January 2022.

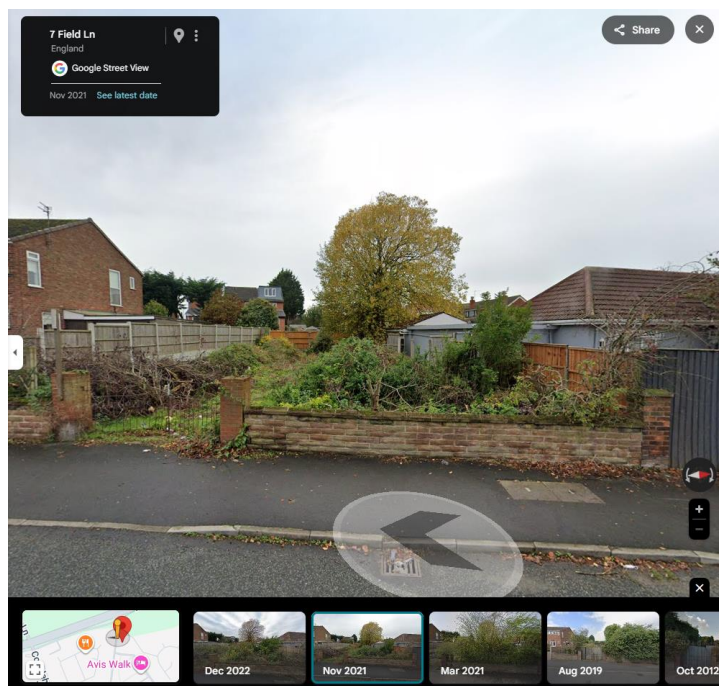


Figure 6 provides the site layout for the proposed one house, car parking and garden. The site is an urban garden with one small Birch tree with a dbh under 30cm, Bramble scrub and ornamental overgrown shrubs. There are no native hedgerows on the boundaries. There are fragments of non-native conifer shrubs which are not priority habitat. There is no priority habitat watercourse within the 10m buffer from the site boundary. There is no priority woodland (W1) adjacent to or outside the 10m buffer. Lime Tree Wood is located 21m to the east and is outside the buffer. There is one mature tree inside the 10m buffer in the adjacent garden of Lynton that is to be retained. The site was surveyed using UKHAB classification. It was defined as scrub - Bramble. The one Birch tree with a dbh less than 300 mm was classified as small and included as an individual tree following national guidance published on gov.uk website. There were no individual trees within the red line boundary with a dbh more than 300 mm and less than 600mm. Trees of this size are classified as medium and require being added to the BNG metric as individual trees. There were no trees of this size on site. The trees with a dbh over 600 mm and

less than 900 mm are classified as large. There were no trees of this size on site. There was one tree of this large size outside the red line boundary and inside the 10m buffer. This *Salix caprea* in the garden of Lynton is to be retained. Please refer to the Bat Roost Potential Assessment separate document revised V2. There were large areas of Bramble scrub including ornamental shrub specimens. The site had been previously used as a garden of the adjacent dwelling Lynton and was classified as shrub- Bramble. No individual trees with size above 300mm dbh were present on site, so no individual trees were included in the baseline. No native Hedgerows were included in the baseline within the metric per national guidance published on gov.uk website. The adjacent house Lynton is currently not owned by the applicant. The site has been sold and the title is owned separately. There were no areas classified as previously developed land/sealed surface.

There was minor habitat degradation from cutting of the bramble scrub to enable access to the mature *Salix* outside the red line. The pre-development biodiversity value of onsite habitat should be either the date of the application submission or the date of the BNG site survey 27th July 2025. Any habitat degradation is shown by Google streetview images from November 2021. This acts as the January 2022 baseline and includes any habitat degradation. Habitat including scrub, ornamental shrubs and one tree below 30cm dbh within the previously developed land. The site was not previously used by the applicant as a dwelling and garden and does not contain areas of hard-standing.

Figure 4: Existing Layout of an existing dwelling and garden in a residential area. The red boundary line is as shown. Copyright LJ Architects.

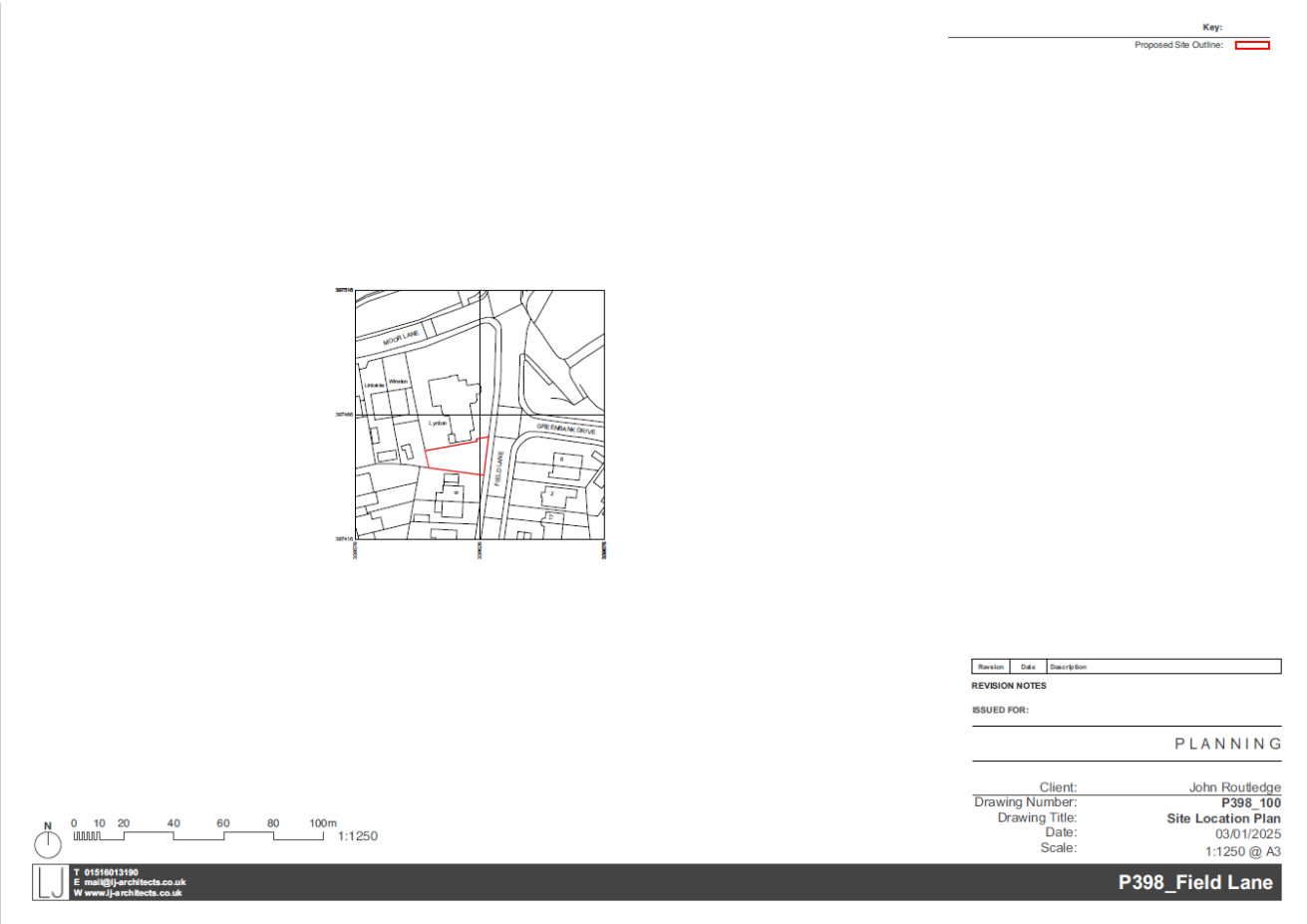


Figure 5: Existing Layout of a former garden area part of Lynton which has been sold. Copyright LJ Architects.

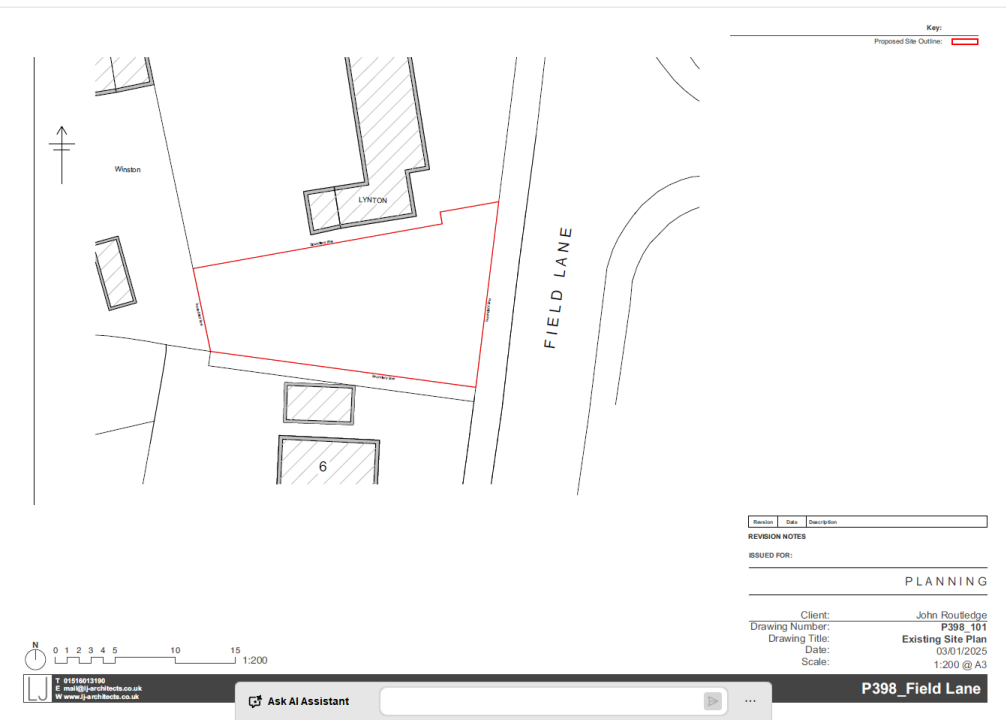
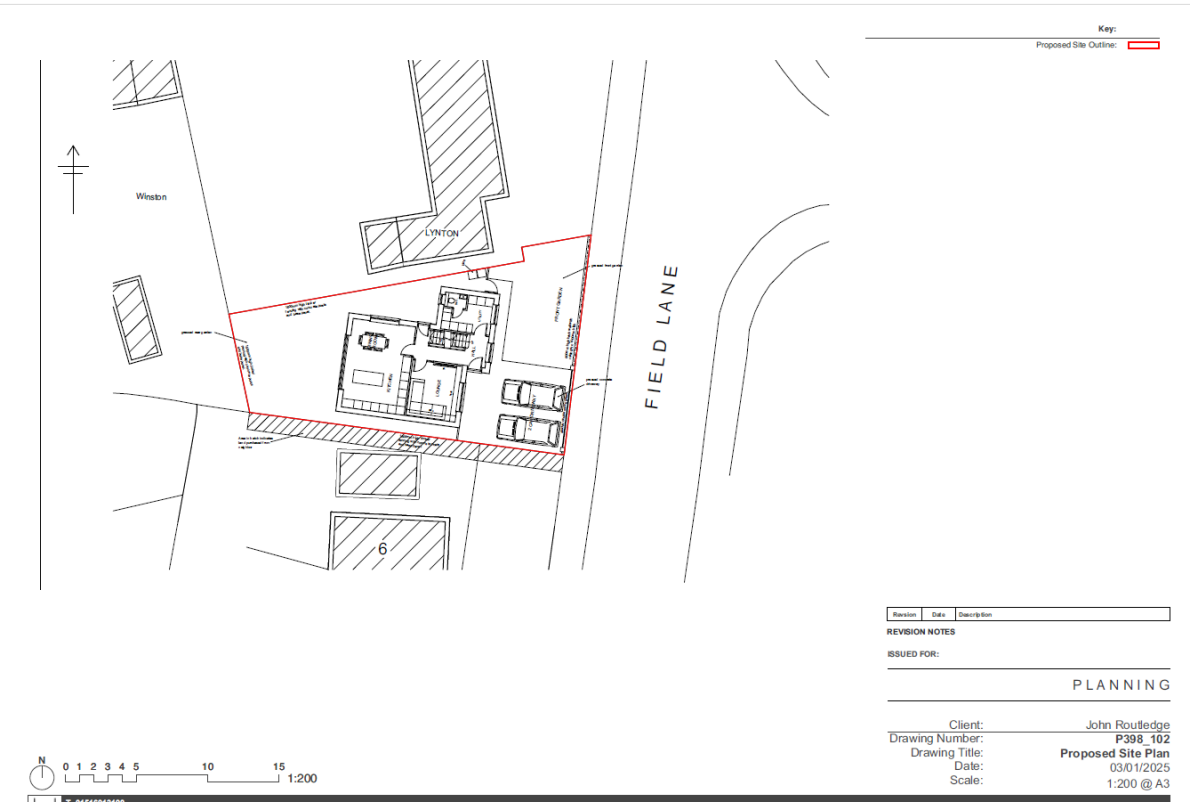
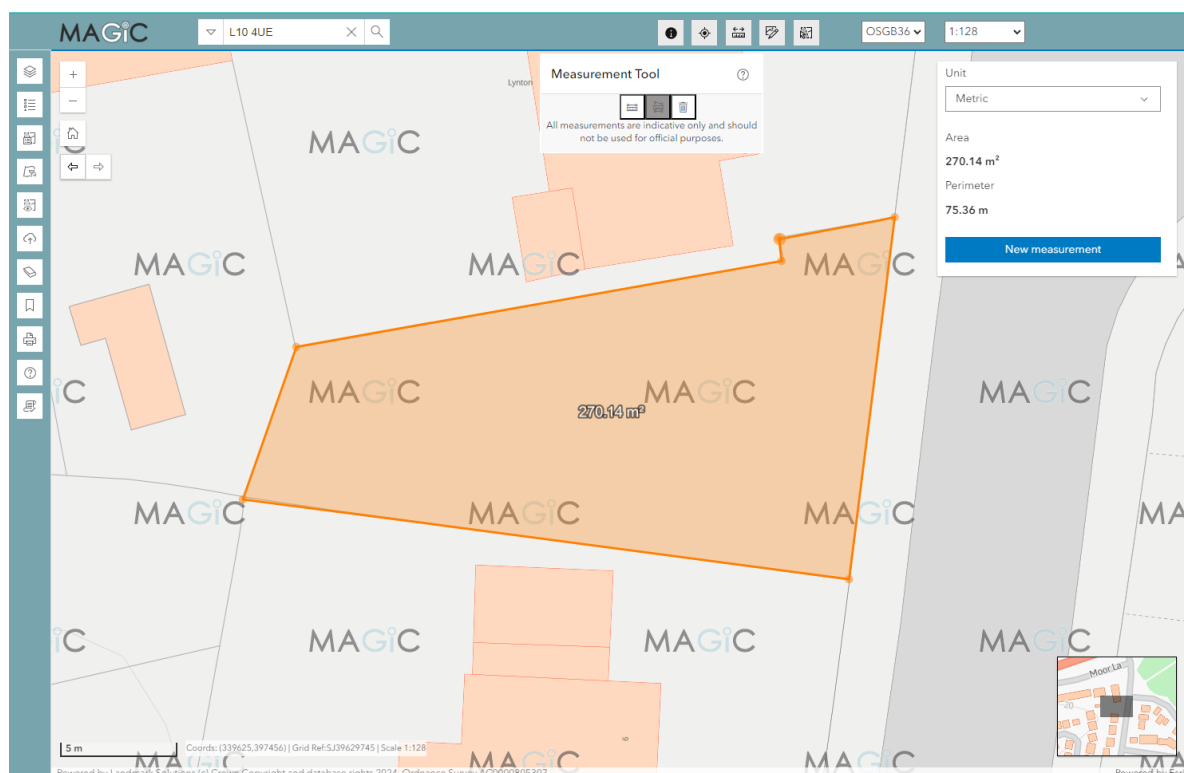


Figure 6: Architects Layout proposed House including access and car parking. The red boundary line is as shown. Copyright LJ Architects.



The site area measures 270.1m² or 0.028 of a hectare and includes the existing access from Field Lane and areas of shrub- Bramble land previously used by former owner (prior to sale to applicant) as a garden. The scrub (Bramble) are species poor and in poor condition (see habitat condition assessment- baseline is 0). There are areas of ornamental shrubs and ruderal weeds regeneration. There is one small Birch tree with a dbh of 20cm. This is below the 30cm dbh and was individually recorded in the baseline. There is dense Bramble scrub. The site is classified as shrub Bramble with one small individual trees 20cm dbh Birch to be recorded within the baseline. There is no previously developed land/sealed surface across the site that is visible beneath the dense Bramble scrub. Remnant vegetation from the garden is ornamental (U1a) including ornamental conifers and shrubs. There are no native hedgerows.

Figure 7: Area in metres squared from Magic maps. 270.14 m² total area.



There are no mature trees across the site. There is one small Birch tree with a dbh of 20cm. This is classified as small as below 30 dbh. Habitat was Bramble.

The following guidance from BNG Guidance extracted from GOV.UK website has been used.

Tree sizes used when qualifying the trees.

- Small trees have a dbh less than 30 cm/ 300mm;
- Medium trees are between 30cm/300 mm and 60 cm/600mm dbh; and,
- Large trees have a dbh greater than 90 cm/900mm.

Tree size of Birch was measured on site on the 27th July 2025 by Shea O' Neill Chartered Landscape Architect CMLI and Ecologist MCIEEM insured to complete Arboriculture Impact Assessments. The large Salix caprea is located outside the red line boundary but within the 10m buffer. Access was not permitted by the owner of Lynton to measure the tree trunk to

assess the dbh. This tree has not been included in the BNG metric because it is not inside red line boundary.

The following methodology has been used when quantifying the trees within the revised BNG metric per the BNG guidance on Gov.uk website.

- There are no trees of medium size or above that have been included as separate habitats (individual trees) in the metric. When assessing a garden habitat, medium-sized tree means a minimum of 30 cm/300mm dbh;
- One small tree Birch less than a dbh of 30cm/300mm has been included in the baseline metric as ‘vegetated garden’;

The shrub Bramble is not classified as irreplaceable habitat in the UK HAB per national guidance gov.uk. There are currently no buildings on site. There is no previously developed sealed surface. This is not classified as an irreplaceable habitat in the UK HAB. One small individual tree has been recorded in the baseline. There are no individual trees classified as medium and large that require adding as individual trees to the baseline habitat. No native hedgerow has been added to the hedgerow baseline. Therefore, the combined biodiversity value of the existing baseline habitats is **0.13 habitat units. The hedges baseline is 0 habitat units. The total habitat baseline units are 0.13 habitat units. The deficient of habitat units required is 0.14.** This includes any habitat degradation shown in Google streetview from November 2021. The scrub vegetation Bramble habitat including one individual tree of 20cm dbh is to be lost, as a result of the proposals to construct a new house. No trees of size, medium or large will be lost.

Figure 9: Extract from BNG metric prepared by Adapt Environment showing 0.13 baseline.

Land to rear of Lynton Field Lane Knowles		Return to results menu	
Headline Results		Scroll down for final results Δ	
On-site baseline	Habitat units	0.13	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-0.13	-97.73%
	Hedgerow units	0.00	N/A
	Watercourse units	0.00	0.00%
On-site net gain is less than target set & Zero baseline units - % cannot be calculated			
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	-0.13
		Hedgeprow units	0.00
		Watercourse units	0.00
Spatial risk multiplier (SRM) deductions		Habitat units	0.00
		Hedgeprow units	0.00
		Watercourse units	0.00

FINAL RESULTS

Total net unit change
(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units-0.13

Hedgeprow units0.00

Watercourse units0.00

Total net % change
(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units-97.73%

Hedgeprow unitsN/A

Watercourse units0.00%

Total net gain achieved is less than target set ▲

0 baseline units - % cannot be calculated

Trading rules satisfied?

No - Check Trading Summaries ▲

Area created must match area lost for both onsite and offsite ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.13	0.14	0.14
Hedgeprow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgeprow units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Figure 10: Extract from BNG metric prepared by Adapt Environment showing the inclusion of one small individual tree onsite in baseline. The tree has been identified as high strategic importance. The Bramble scrub is recorded as low strategic importance per MEAS comments dated 3-10-25.

Project Name: Land to rear of Lynton Field Lane Knowsley

Map

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change

-0.13

Total Net % Change

-07.73%

Trading Rules Satisfied

No - check trading summaries ▲

Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Total habitat units	
1	Heathland and scrub	Bramble scrub	300	0.008	Medium	4	Condition Assessment N/A	1	Area compensation not in local strategy to local strategy	Low Strategic Significance	1	None (On-site habitat on 4 higher distinctiveness habitat required 0)	0.11
8	Individual trees	Urban tree	300	0.0041	Medium	4	Poor	1	Formally identified in local strategy	High strategic significance	1.15	None (On-site habitat on 4 higher distinctiveness habitat required 0)	0.03
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													

<

—

Trading Summary Hedgerows

Trading Summary Water's

Off-site gain site summary

Inreplaceable Habitats

A-1 On-Site Habitat Baseline

A-2 On-Site Habitat Creation

A-3 On-Site

+

:

28 Oct

L10 4UE. 18th September 2025: Version 2. Adapt Environment Ltd. /Ecology NW Ltd.)

- *Response to MEAS (Response to MEAS 18-09-2025. Planning no 25/00103/Ful. From Shea O'Neill -Ecologist).*

Biodiversity Net Gain

4. The submitted Defra Statutory Defra metric is currently unacceptable, and an amended Statutory Defra metric is required **prior to determination**. This is due to the following reasons.
5. The site area as shown in the metric (0.002ha) is smaller than the actual site area as stated on the application form and measured on Google Earth (280m² which equates to 0.028ha). The habitats recorded in the baseline must equal the site area.
6. Strategic significance has been assigned as "Locally ecologically desirable but not in a local strategy". Guidance on assigning strategic significance within Statutory Metric User Guide¹ states that where a Local Nature Recovery Strategy (LNRS) is not yet in place (as in the Liverpool City Region), the relevant planning authority should specify alternative documents for assigning strategic significance. This has been undertaken for the LCR and is available in paragraph 3.60 of the LCR BNG Guidance Note². This should be used to inform the BNG metric for this development and as this guidance has been published the medium strategic significance category "Locally ecologically desirable but not in a local strategy" should **not** be used. For the habitats on this site, only the urban tree should have 'high' strategic significance ('Formally identified in local strategy'), all other habitats should have 'low' strategic significance ('Area/compensation not in local strategy').

The following methodology has been used when quantifying no building per the BNG guidance on Gov.uk website.

- There is no building used as dwelling currently on the site. Therefore, no part has been classed as 'developed land sealed surface'. All area is classed as part of the existing garden.

Hedgerows- Onsite baseline

Figure 11: Habitat degradation prior to January 2022 shown in November 2021 streetview image. This is the habitat baseline for January 2022.

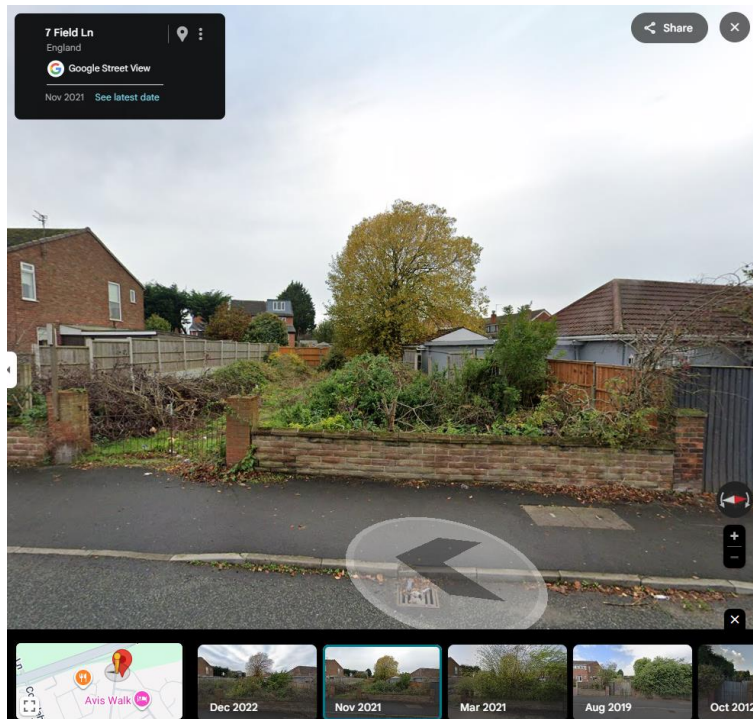


Figure 12: There is no hedgerow on the western

boundary from Dec 2022- Extract Google

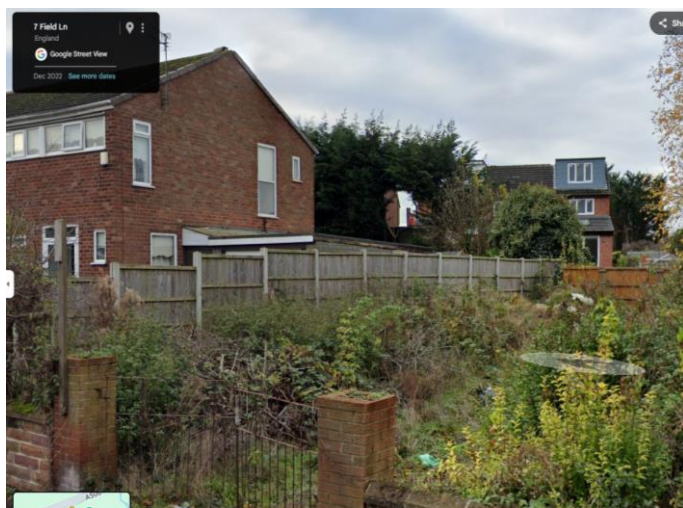


Figure 13: There is no hedgerow on the southern boundary from Dec 2022- Extract Google



Figure 14: There is no hedgerow on the northern boundary from Dec 2022- Extract Google

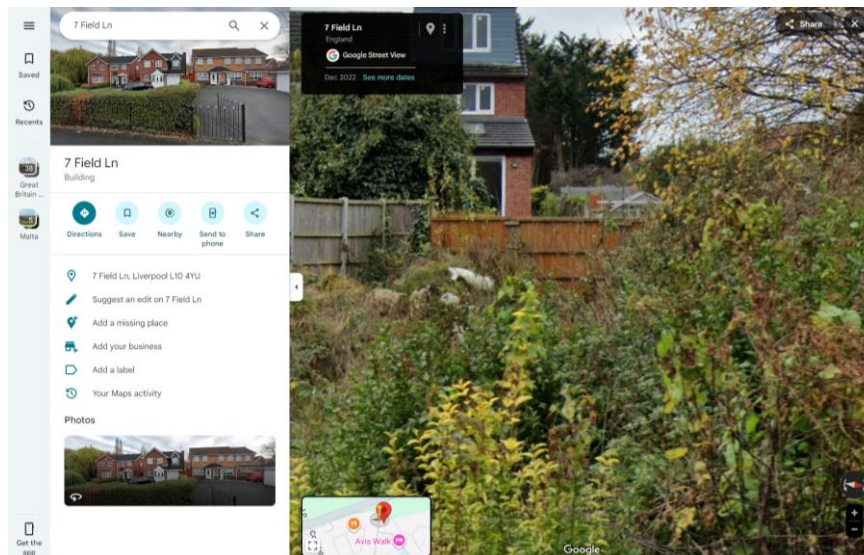


Figure 15: There is no hedgerow on the eastern boundary from 27th July 2025.



There are no lengths of native hedgerow included within the metric baseline. The tree *Salix caprea* within the adjacent garden Lynton inside the 10m buffer has not been included in the metric assessment.

Hedgerows- Off-site

There is no off-site hedgerow creation included in the PEA or BNG metric because no hedgerows are recorded in the baseline.

Watercourses

There are no watercourses within the red line planning boundary or within the 10m buffer.

ENHANCEMENTS

It is not planned to enhance any amenity grass as part of the landscape proposals. It is not planned to enhance any retained vegetation within the development.

CREATION- onsite

Habitats

Figure 18 (Appendix) provides a UK Habitat Classification map of the site as proposed. The development layout includes the construction of one house and landscape and parking areas. Landscaping of amenity turf is proposed. It is planned to plant one tree within the site boundary due to space restrictions this will not satisfy trading requirements for 10% BNG net gain. The deficient of 0.14 habitat units does not meet the trading target required within the DEFRA Statutory sites metric of habitat loss plus 10% habitat gain. This site will be private garden and not meet trading requirements. Therefore habitat units will be purchased offsite.

Hedgerows

There are no native hedgerows recorded in the baseline. Therefore, there are no hedgerows required to be created in the creation tab. This has been included in the tab A2 within the metric category because it is a private garden and onsite gains cannot be secured per BNG guidance see extract below.

Watercourses

There is no watercourse within the 10m buffer. There is no net gain in respect of any watercourse as there is no proposed work to any watercourse planned.

CREATION- off-site.

Habitats

There is a deficit of 0.14 habitat units. Therefore, 10% Net Gain cannot be achieved onsite because it is private garden. It is proposed to purchase 0.14 habitat units from a Biobank on GAIA Marketplace or similar within the NCA if available.

SUMMARY

The baseline habitat units were 0.13. The required trading units, including 10% net gain was 0.14 units. There was a trading deficit of 0.14. The trading requirements are not met and offsite units of 0.14 will need to be purchased. The development proposals will result in:

- A 10% net gain of biodiversity value for habitats provided offsite, comprising **0.14 habitat units > 10% from a baseline of 0.13**. Units are proposed to be purchased offsite from GAIA Marketplace or similar.

In accordance with the habitat conditions and value in April 2025, all habitats to be affected are of low to high distinctiveness (i.e., scrub Bramble) and urban tree. No designated sites, irreplaceable habitats will be affected. The baseline habitat value of the urban land including no hedgerows, Bramble scrub and 1 tree is 0.13 units.

The proposed units to be removed from site include 0.13 units with a deficit of 0.14 units. The development will meet the biodiversity net gain condition for habitats because 10% net gain cannot be achieved onsite because the garden is private. Therefore the 10% net gain required would be delivered offsite and 0.14 habitat units need to be purchased from a biobank eg GAIA Marketplace.

RECOMMENDATIONS

Post-consent Requirements & Recommendations

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan (BGP) to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development. The BGP should detail the measures undertaken to achieve the required 10% net gain in the metric tool onsite. Local planning authorities have and are integrating their own approaches to detailing planning conditions since the government issued further legislation and guidance on BNG planning requirements.

APPENDIX 1: PHOTOGRAPHS

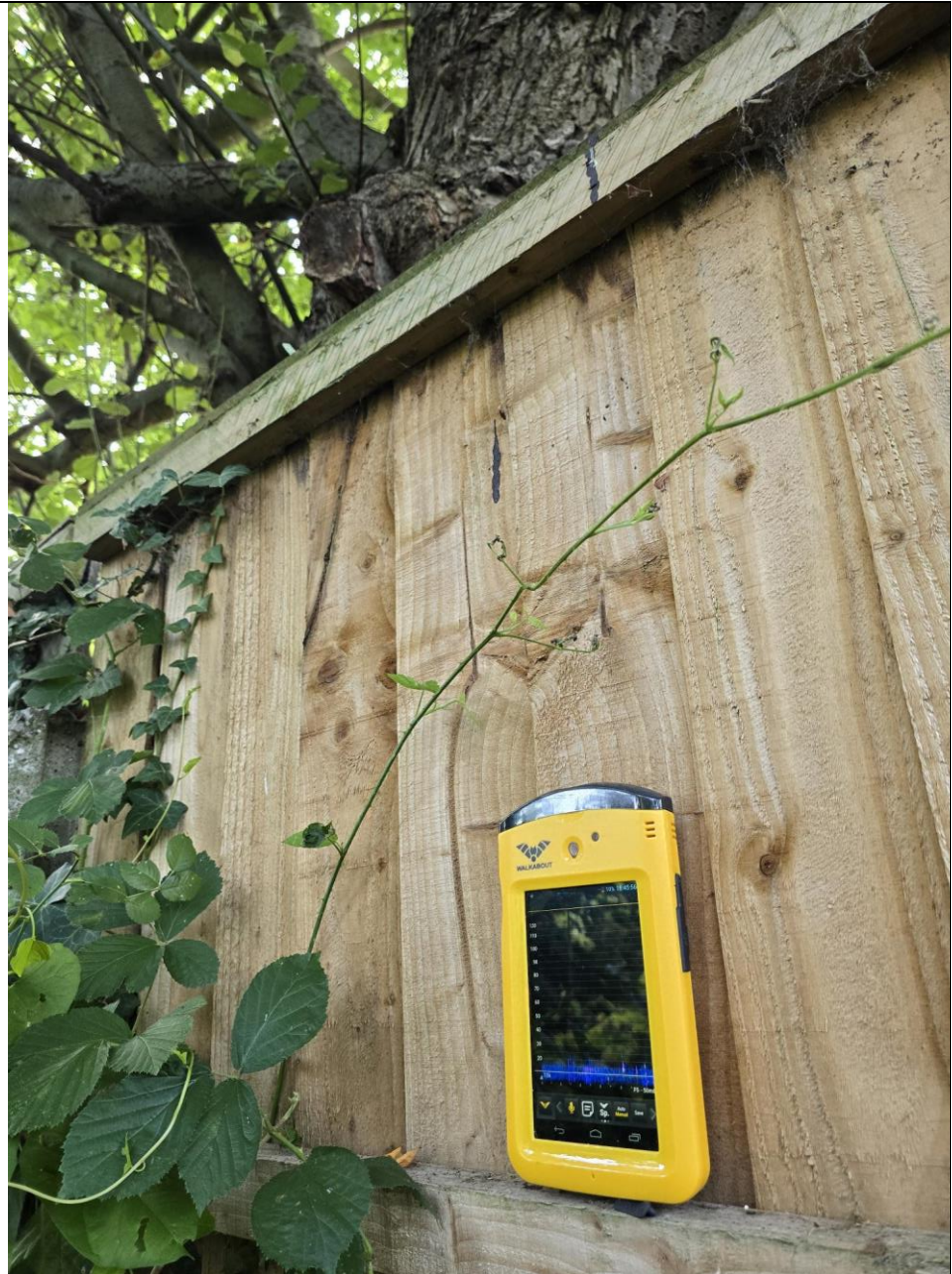
Photograph 1.
View of garden
with bramble
scrub.



Photograph 2.
View of garden
Bramble and
Laurel shrubs
on boundaries.



Photograph 3.
View northwest of
timber fence
adjoining the site.
Large Salix is
outside red line
boundary.



Photograph 4.
View of the
Salix tree
outside red line
boundary fence
with no
hedgerow
adjacent to the
fenceline.



Photograph 5.
View
urban/previously
developed land
vegetation habitat
U1a.



Photograph 6.
View of garden
with ornamental
shrubs including
conifers.



Photograph 7.
View of tree
outside red line



APPENDIX 2: FIGURES

- FIGURE 15. AERIAL IMAGE OF SITE- owned by applicant.
- FIGURE 16. UK HABITAT CLASSIFICATION MAP (BASELINE) U-urban U1 garden vegetated BNG 231
- FIGURE 17. UK HABITAT CLASSIFICATION MAP (POST-DEVELOPMENT)

Figure 16 Aerial
Plan of site inc
access route.

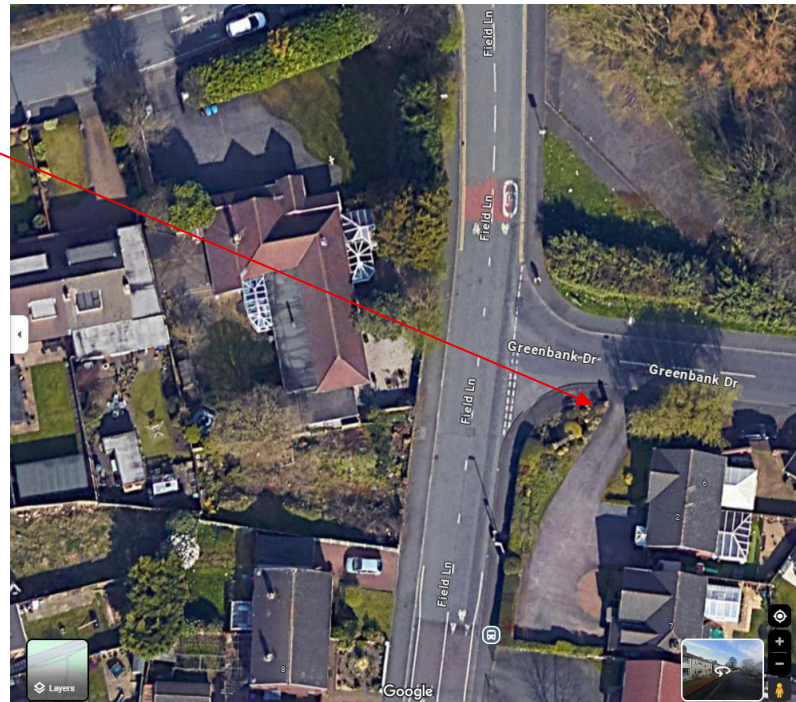
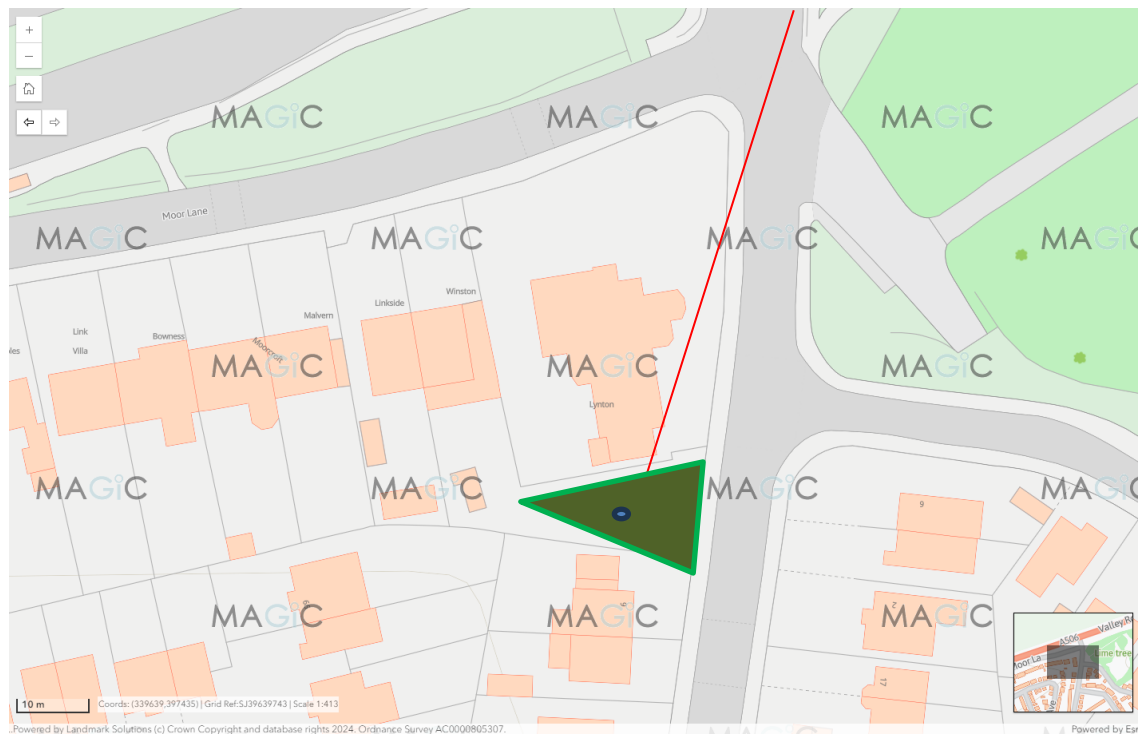
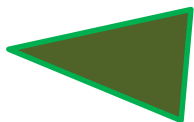


FIGURE 17. UK HABITAT CLASSIFICATION MAP (BASELINE)- Scrub- Bramble scrub and ornamental vegetation. Currently not used and overgrown. Previously used as garden of Lynton before it was sold.



Key to Baseline Map

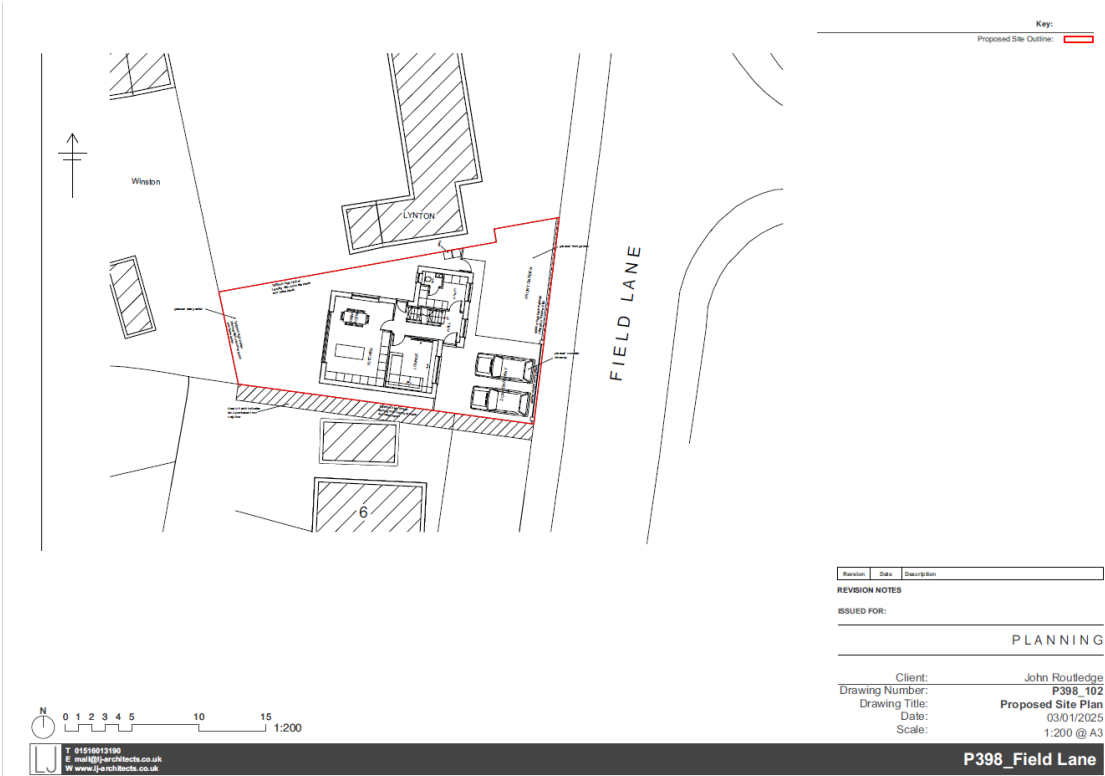
Scrub- Bramble



Betula pendula small tree dbh <20cm



FIGURE 18. UK HABITAT CLASSIFICATION MAP (POST-DEVELOPMENT)



APPENDIX 3: QUALIFICATIONS OF ECOLOGISTS

QUALIFICATION AND EXPERIENCE OF THE ECOLOGIST/ DIRECTOR OF ADAPT ENVIRONMENT LTD.

A suitably qualified and experienced Ecologist carried out the surveys of the site, Shea O' Neill CMLI MCIEEM. The qualifications and experience of the Ecologist are outlined in the CV below.

The Ecologists insured to work on behalf of Adapt Environment Ltd are:

Mrs Shea O' Neill Director of Adapt Environment Ltd.

Qualifications Bachelor of Arts Honours Degree (BA Hons) in Landscape Architecture from Manchester Metropolitan University.

Post graduate Diploma in Landscape Architecture (DIP LA) from Manchester Metropolitan University.

Chartered Landscape Architect – registered with Landscape Institute CMLI.

Member of Chartered Institute of Ecology and Environmental Management MCIEEM.

Derek Richardson Principal Ecologist Adapt Environment Ltd

Qualifications Bachelor of Science Honours Degree (Bsc Hons) in Environment Biology (Ecology) from Oxford Brooks University.

MPHIL Plant Sciences from Newcastle University.

Shea O' Neill | Landscape Architect and Ecologist
Director | Adapt Environment
Ba hons. Dip La, CMLi. MCIEEM.



Working in collaboration with individuals and teams, Shea has over 25 years of experience in managing a diverse range of environmental & heritage projects. Skilled in delivering the Ecology & Landscape Visual Impact Assessment chapters in Environmental Statements, she has a strong knowledge of the planning system. Her proven track record of delivering the Ecological Assessment and Visual Analysis for renewable energy projects and telecoms projects has enabled successful planning applications for clients. Her specialism is ecological habitat restoration and enhancement within historic landscapes, especially located along coasts and waterways.

Monaincha Wind Farm – Solar PV Extension Planning consent.

Preparation of the Landscape Visual Impact Assessment for this 253ha site on peat substrate in Country Tipperary. Planning permission was consented to in April 2021. The Solar PV arrays are proposed for installation on the existing Monaincha Wind Farm in Tipperary to share infrastructure and increase energy production.



Monaincha Solar PV Farm Co Tipperary 253h

Kilrue Solar PV Farm County Meath

Part of the team that prepared the successful planning consent for this 650ha Solar Farm proposal in County Meath. The Landscape Visual Impact Assessment including AVR photomontages were prepared in partnership with Entrust. Planning permission consented March 2023.



Kilrue Solar PV Farm Co Meath 650 ha

The Sheehy's (Roscrea) Loop in Substation & overhead pylons.

Preparation of the LVIA assessment as part of planning permission for infrastructure delivery of three existing consented Solar PV sites near Roscrea in Co Tipperary. Consented and currently being delivered onsite on behalf of Entrust.

Ballyroe Sub Station and Infrastructure

Preparation of the LVIA assessment as part of planning permission for infrastructure delivery of existing consented Solar PV sites near Ballyroe in Co Cork. The site is being managed in an environmental sensitive process because of its proximity to a SAC. Currently being delivered on behalf of Entrust.



Ballyroe Extension Solar PV Farm (O' Brien lands.) Landscape Visual Assessment of new Solar PV farm on O' Brien lands adjacent to consented Solar PV sites. Currently being delivered onsite on behalf of Entrust.

Single Wind Turbines on agricultural sites

Wind Turbines and infrastructure Co Tyrone

Working on delivering the ecological assessments for planning consent for a further five single wind turbines on agricultural sites in Co Tyrone and Co Londonderry. Six further sites have successful planning consents which are being prepared for implementation.

Habitat Restoration – West Tyrone.

Environmental restoration of Peat upland habitat in West Tyrone on wind turbine sites. Blocking of drains with grips and seeding of Sphagnum moss in shallow depressions to rewet and regenerate the peat substrate.



Peat and habitat restoration at Wind Turbine site in West Tyrone.

Tourism ECO-Pods-Ancient Woodland Assessment- Co Derry

Successful delivery of the planning consent for tourism ECO-pods adjacent to ancient woodland. Habitat mitigation and creation of off- line ponds and tree planting.



Ancient woodland assessment.

Lancashire Wind Turbine Habitat Restoration

Delivery of habitat restoration as part of the planning permission consent included Ecological Assessment, Tree Survey and Tree Protection Plans, Landscape Layout, Biodiversity Net Gain and Landscape Visual Impact Assessment.



Lancashire Wind Turbine Habitat Restoration

Ecological Assessment for replacement dwellings

These successful planning applications (over 50) for replacement dwellings within rural areas were delivered adjacent to the sensitive habitats of River Foyle & tributaries SAC within the Sperrins AONB in Co Tyrone. Environmental survey and mitigation reports were prepared for the protection of sensitive habitats and Bat surveys.

South Downs National Park Telecommunications Masts. Preparation of landscape proposals including Ecological Assessment, Tree Reports, BNG and LVIA for these sensitive semi- rural sites in the South Downs National Park. Delivery of successful planning consent including project management of the planning process.

Highfield Farm, Woodcroft Farm and Station Road Masts Working on delivering the planning consent for a further three telecoms masts in South Downs National Park.



South Downs National Park 10 number Telecommunications Masts

Eryri National Park SRN 4G Telecommunications Masts Preparation of landscape proposals including Ecological Assessment, Peat Reports, BNG and LVIA for six sensitive rural sites in the Eryri National Park. Delivery of planning application submission including project management of the planning process.

Lake District National Park SRN 4G Telecommunications Masts Preparation of landscape proposals including Ecological Assessment, Peat Reports, BNG and LVIA for seven sensitive rural sites in the National Park. Two successful consents with rebuttal submissions for three non- approvals.

Peak District National Park SRN 4G Telecommunications Masts Preparation of landscape proposals including Ecological Assessment, Peat Reports, BNG and LVIA for four sensitive rural sites in the National Park

Shea O'Neill BA Hons Landscape Architecture, Post Grad Diploma in Landscape Architecture.

December 2024

Experience with the application of Phase 1, Phase 2 and UKHAB – Sharon Richardson Landscape Architect and Ecologist- Member of Chartered Institute of Ecology and Environmental Management and Chartered Member of Landscape Institute.

Experience-

Head of Landscape- Sefton Met Borough Council 7 years.

I was responsible for the management of nine national nature reserves (NNR) on the Sefton Coast in Merseyside England including NNR Ainsdale Dunes, Crosby Lake, Ainsdale Lake, Ainsdale Pine Woods and a further 29 sites including Local Nature Reserves.

Projects surveying to NVC/ Phase 2/UKHAB- Most recent

- Monaincha Solar Farm PV on 253 ha of peat substrate and raised bog in Kilrea, County Tipperary - February 2019 to March 2021;
- South Holt Farm site of Telecommunications Mast- Phase 2 of Chalk Grassland July 2021 South Downs National Park, Hampshire;
- Wylds Farm site of Telecommunications Mast- Phase 2 Heathland Site adjacent to SAC May 2021 South Downs National Park;
- Highfield Farm site of Telecommunications Mast- Phase 2 September 2021 South Downs National Park;
- Woodcroft Farm site of Telecommunications Mast- Phase 2 Chalk Grassland adjacent to Ancient Woodland July 2021 South Downs National Park; and,
- Head Down Junction site of Telecommunications Mast- Phase 2 Plantation Woodland adjacent to ancient woodland July 2021 South Downs National Park.
- Outline Peat Management Plan for SRN 4 G Mast in Craig Dyfnant, Elan Valley, Wales, August 2023.
- Outline Peat Management Plan for SRN 4 G Mast in Gleann Duibh Forest, Perth and Kinross Scotland June 2024.
- Outline Peat Management Plan for SRN 4 G Mast in Radnor Forest- 2 Sites, Rhodda Valley Wales August/September 2024
- Outline Peat Management Plan for SRN 4 G Mast in Rhigos Forest, Powys Wales August 2024

Principal Ecologist Derek Richardson

Derek holds a BSc Hons degree in Environmental Biology (Ecology) from Oxford Brookes University, an MPhil (plant sciences) degree from the University of Newcastle-upon-Tyne and City and Guilds Level 3 in nature conservation.

He is currently the Principal Ecologist of the Greater Manchester Ecology Unit (GMEU), a post he has held for the past 17 years. He now spends part of the year in Northern Ireland (Omagh) and has begun to undertake private ecological consultancy work in NI, including with Adapt Environment.

Derek was previously an Ecologist with Vale Royal Council in Cheshire, England and with Knowsley Council on Merseyside, England. His first paid work as a professional Ecologist was in 1997, previously to this he was employed as a Coast and Countryside Ranger and as a Lecturer in Nature Conservation.

In his current role with GMEU Derek -

- advises a range of local authorities across North West England on ecology and nature conservation matters,
- is currently working with Defra and Natural England on the development of Local Nature Recovery Strategies and Biodiversity Net Gain in England
- carries out a wide range of ecological surveys and assessments,
- surveys and designates Local Wildlife Sites,
- leads or plays a leading role in a range of strategic nature conservation projects, including the Carbon Landscape Project, a large-scale initiative for restoring lowland wetlands and peatlands www.carbonlandscape.org.uk
- manages a team of eight ecologists and specialists

On peat conservation Derek –

- Led the management and restoration of Flaxmere Moss SSSI in Cheshire, England
- Led the management and restoration of a raised bog at Acornfield Plantation LNR in Knowsley
- Provided expert witness advice at a major public inquiry which led to the cessation of peat removal on part of the Chat Moss complex
- Has provided expert witness advice on the impact on peat of the construction of inland wind farms in upland areas
- Working closely with Natural England and the Lancashire Wildlife Trust, advises Salford, Wigan and Warrington Councils in England on the management and restoration of lowland raised bogs in the Chat Moss complex
- Recently (2020) advised the Environment Agency and Natural England on whether an area of peat substrate in Warrington could be defined as the priority habitat lowland raised bog
- Provides expert advice on peat restoration as part of the grant panel of the Scout Moor Wind Farm Habitat Enhancement Fund

On bats, Derek –

- Assesses more than 200 bat survey reports each year prepared by others and recommends mitigation and compensation measures for bats when necessary
- Advises consultants on the specifications for bat surveys
- Undertakes more than 20 bat surveys per year, under the terms of a bat License held by Ecologist Mandy Elford