



Preliminary Ecological Appraisal & Preliminary Roost Assessment Report

Egremont

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Quality Control

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**PRELIMINARY ECOLOGICAL APPRAISAL & PRELIMINARY ROOST ASSESSMENT
REPORT**

Proposed Aldi, Egremont

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1.0 EXECUTIVE SUMMARY

Total Ecology was commissioned by Avison Young on behalf of Aldi in November 2023 to undertake a desk-based study, preliminary ecological appraisal habitat survey and preliminary roost assessment at a former garage site in Egremont prior to proposals to create a new Aldi food store with associated soft landscaping. The approximate central grid reference for site is **NY 01176 11081**.

The ecological assessment took place on 15th November 2023. Survey work was carried out by Laura Thompson BSc (Hons) ACIEEM (bat licence no. 2022-10219-CL18-BAT), Senior Ecologist employed by Total Ecology.

Four main habitat land categories were identified on site under the UK Habitat Classification system of habitat description; the site is a disused Esso garage with buildings and developed land, with an unsealed gravel car park and strip of bramble scrub to the south. A small amount of ephemeral vegetation and 2 introduced shrubs are present.

The site is within a SSSI IRZ which details that all developments should undergo consultation with Natural England via the Local Planning Authority.

It is possible that cotoneaster on site is a Schedule 9 non-native invasive species. It is recommended that this is confirmed by a specialist and, if necessary, removed to ensure the species does not spread.

Demolition works and bramble clearance should ideally take place outside of the nesting bird season (March – September). Should works take place during this period, a check by a suitably qualified ecologist should take place prior to works commencing, to ensure no nesting birds are disturbed/ harmed.

Building B is deemed to hold low bat roosting potential and therefore a single nocturnal survey is recommended within the bat activity season (May – September inclusive) to determine if/ how bats utilise the building.

Working methods should be followed to ensure that all mammals are safeguarded.

Although landscaping as part of proposals will achieve biodiversity net gain, a full calculation will be required to establish the percentage net gain provided by the development.

The recommendations made are relevant for 18 months from the date of issue of this report and are in line with current proposals. Changes to these proposals may lead to a change in recommendations.

See section 5 for full details of recommendations.

2.0 INTRODUCTION

2.1 Background

Total Ecology was commissioned by Avison Young on behalf of Aldi in November 2023 to undertake a desk-based study, preliminary ecological appraisal (PEA) habitat survey and preliminary roost assessment (PRA) (previously bat risk assessment) at a former garage site in Egremont prior to proposals to create a new Aldi food store with associated soft landscaping. The approximate central grid reference for site is **NY 01176 11081**.

2.2 Site Description

The site is located within the east of the Cumbrian town of Egremont; the west is therefore predominantly residential with some open amenity grassland as part of West Lakes Academy. The site is directly bounded by the busy A595 road, and small areas of linear woodland. More substantial green space is present further east where the River Ehen flows surrounded by woodland. Outside of the town the area is dominated by pasture. The west coast of England is approximately 4.5km west of site.

2.3 Survey Objectives

The principal objective of the ecological assessment was to characterise and map the habitats present within the site. In addition, the study area was assessed for features that would indicate the presence of protected species, habitats of nature conservation importance and the presence of non-native invasive species that could represent a constraint to development. Any trees and surrounding habitats were assessed in terms of their potential to support, or actual evidence of, roosting bats. This assessment will form the basis of recommendations for further survey work and/or mitigation and compensation for the species.

3.0 METHODOLOGY

3.1 Desk Based Study

The Multi Agency Geographic Information for the Countryside (MAGIC) website was used to ascertain whether there are any designated sites of interest, on or near the site being surveyed. The Cumbria Biodiversity Data Centre (CBDC) (NEYEDC) was contacted for records of protected species and sites within 2km of the site.

3.2 Survey Approach

The ecological assessment took place on 15th November 2023 in accordance with the UK Habitat Classification methodology (Butcher et al., 2020) using the most up to date version of the UK Habitat Classification (Version 2.0). Habitats were recorded on site and then mapped using QGIS, using the fine-scale minimum mapping unit as detailed within the UK Habitat Classification User Manual (25m², 5m length). Use of Secondary Codes was not restricted with both mandatory and optional codes used.

The survey for bats involved external and internal examination of the property following the methodology outlined in the Bat Worker's Manual (Mitchell-Jones and Mcleish 2004) and the Bat Survey Good Practice Guidelines (BCT, 2023). Survey work was carried out by Laura Thompson BSc (Hons) ACIEEM (bat licence no. 2022-10219-CL18-BAT), Senior Ecologist employed by Total Ecology. The information collected during the survey was then approximately mapped and can be found in Figures 3 & 4, Appendix A.

3.3 Buildings

All accessible elevations of the buildings' exteriors were visually assessed for potential access points and evidence of bat activity in November 2023. Features which have potential as access points were sought, such as small gaps in barge/soffit/fascia boards, raised or missing ridge tiles or flashing and gaps in mortar, brick and/or stonework. Evidence that potential access points were actively used by bats including staining within gaps and bat droppings or urine staining under gaps was recorded. Indicators that potential access points were likely to be inactive included the presence of cobwebs and general detritus within the access.

3.4 Controlled Invasive Species

The site was surveyed during an Ecological Walkover survey for the presence of invasive non-native species including Japanese knotweed *Fallopia japonica*, Himalayan balsam *Impatiens glandulifera* and giant hogweed *Heracleum mantegazzianum* and cotoneaster *Cotoneaster spp.*, which are listed under Schedule 9 part ii of the Wildlife and Countryside Act 1981 (as amended). Under section 14 of the Act it is an offence to cause the spread or relocation of any of these species.

3.5 Protected Species and Other Species of Nature Conservation Importance

An appraisal of the habitats present on the site was undertaken during the Ecological Walkover survey, to identify whether there were any signs to suggest the presence of populations of legally protected species or other species of nature conservation importance including mammals, birds, reptiles, amphibians, and invertebrates or that the features present could potentially provide these species with suitable habitats. Where possible, a buffer of 30m outside of the site boundary was also assessed for signs of badger.

3.6 Biodiversity Metrics

In England, biodiversity net gain (BNG) is becoming mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Developers must deliver a biodiversity net gain of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

3.7 Surveyor Experience

Laura Thompson (bat licence no. 2022-10219-CL18-BAT)

Laura has been working in Ecology since 2011, while studying for her Biology degree from Newcastle University. Early years were spent carrying out a range of bat surveys for various companies. Laura has been employed by Total Ecology since 2017, being promoted to Senior Ecologist in 2022; as a Senior Ecologist Laura undertakes all aspects of Ecology work from initial surveys through to follow-up protected species surveys and supervision work. Laura is an experienced bat Ecologist, having undertaken a range of preliminary roost assessments and nocturnal surveys over the years, as well as hibernation surveys, supervision works, and bat handling. Laura holds her class 2 bat licence in England, as well as

a NatureScot bat licence, both English and Scottish licences for great crested newts, and is currently working towards her barn owl licence.

Laura has been working on BNG projects since early in the process and is experienced in using the Biodiversity Metrics from 2.0 onwards, keeping up to date with changes as they develop. She has experience of completing both large and small net gain projects and has attended training in using the metrics to solidify her skills.

3.8 Constraints and Assumptions

The survey was conducted in November when plant species are no longer in flower. It is possible that certain plant species are therefore under-represented. However, given the habitats on site, as well as the experience of the surveyor, it is not deemed that this is generally a major constraint.

The species of cotoneaster observed on site could not be confirmed, in part due to lack of flowers. This is a constraint, and it is recommended that an invasive species specialist identifies the species or that it is assumed that the cotoneaster is a non-native invasive species and is removed responsibly.

4.0 SURVEY RESULTS

4.1 Desk Based Study

The results obtained from the MAGIC search revealed four designated sites within 2km of site, all Sites of Special Scientific Interest. Consultation with CBDC revealed 7 additional designated sites: a mix of County Wildlife Sites, Local Geological Sites, and Sites of Invertebrate Significance.

The site is also identified as being within a SSSI Impact Risk Zone where all planning applications require consultation from the Local Planning Authority with Natural England.

A summary of designated sites within 2km of the site is provided in Table 1 below.

Table 1 Designated sites within 2km.

Site Name	Designation	Approx. Distance from Site	Further Information
Florence Mine	SSSI	800m south-east	The site is designated due to its geological interest.
Clints Quarry	SSSI, Site of Invertebrate Significance, Local Geological Site	963 metres north-west	Clints Quarry features a rich limestone flora of a rare type in Cumbria. Habitats include species-rich neutral and calcareous grasslands, and woodland and shrub communities. The site is also of geological importance.
Black Moss	SSSI	1.5km south-east	The site comprises a small lowland raised bog, the only example of this rare habitat in the locality and the most westerly example of lowland raised bog in England. The site is relatively intact and unmodified where the low domed structure of the peat body is clearly visible and where the margins of the mire are not bounded by peripheral or lagg watercourses there is a natural transition from acid mire to the vegetation of the surrounding mineral soils.

			Typical transitional communities at Black Moss include marginal fen and birch carr. In addition to the main bog communities Black Moss supports willow carr, peripheral woodland and scrub, acid marshy, and semi-improved neutral grassland.
River Ehen (Ennerdale Water to Keekle Confluence)	SSSI	1.7km north	For much of its upper length the River Ehen is classed as an oligotrophic river flowing over bryophyte-dominated substrates of shingle, pebbles and rock. Above Ennerdale Bridge the catchment is largely composed of acidic rocks of the Borrowdale Series and Skiddaw Slates. Downstream from Ennerdale Bridge the river is slightly enriched by streams flowing from Limestones and Millstone Grits of the Carboniferous Series. Between Ennerdale Water and the confluence with the River Keekle at Cleator Moor the Ehen meanders across a narrow floodplain with extensive areas of riparian woodland and trees. This stretch of the river supports outstanding populations of the freshwater mussel <i>Margaritifera margaritifera</i> . Collectively, this is the largest known population of this species in England and the only one showing recent recruitment. It is the third largest population in Britain. An important feature of this stretch of the Ehen is the amount of tree shade along the banks. Bankside shade appears to be of great importance for the mussels.
Fish Hatcheries	County Wildlife Site	680m south-east	No further information.
River Ehen Ponds	County Wildlife Site	1km north	No further information.

Oxenriggs Pond	County Wildlife Site	1.2km south-east	No further information.
Longlands Lake	County Wildlife Site	1.4km north	No further information.
Orebank House Quarry	Local Geological Site	1.5km north-west	N/A.

Table 2: Consultation data from CBDC

Common Name	Scientific Name	No. Records	Date of most recent record
Hedgehog	<i>Erinaceus europaeus</i>	101	2020
Badger	<i>Meles meles</i>	3	2003
Daubenton's bat	<i>Myotis daubentonii</i>	3	2017
Myotis bat	<i>Myotis sp.</i>	3	2018
Noctule	<i>Nyctalus noctula</i>	4	2020
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	6	2018
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	7	2018
Pipistrelle species	<i>Pipistrellus sp.</i>	5	2007
Red squirrel	<i>Sciurus vulgaris</i>	54	2015
Otter	<i>Lutra lutra</i>	13	2018
Brown long-eared bat	<i>Plecotus auritus</i>	1	2008
Brown hare	<i>Lepus europaeus</i>	3	1999
Great Crested Newt	<i>Triturus cristatus</i>	15	2011
Bat	<i>Vespertilionidae</i>	4	2011
Dingy Skipper	<i>Erynnis tages</i>	79	2022
Small pearl-bordered fritillary	<i>Boloria selene</i>	1	1982
Small heath	<i>Coenonympha pamphilus</i>	32	2016
Wall	<i>Lasiommata megera</i>	49	2016
Grayling	<i>Hipparchia semele</i>	7	2009
Slowworm	<i>Anguis fragilis</i>	3	2009
Common lizard	<i>Zootoca vivipara</i>	8	2011
Adder	<i>Vipera berus</i>	3	2009

4.2 Walkover Survey

Four main habitat categories were identified within the area under the UKHab system of habitat description. These were:

- h3d – Bramble scrub
- u1b – Developed land; sealed surface
- u1b5 – Buildings
- u1c – Artificial unvegetated, unsealed surface

The following secondary codes were identified on site:

- 81 – Ruderal/ ephemeral

- 847 – Introduced shrub

Appendix A shows the habitat map for the site whilst Appendix B gives selected photographs.

h3d – Bramble scrub

The very south of site is dominated by a strip of bramble *Rubus fruticosus* dominated scrub with a single alder *Alnus glutinosa* present and featuring undesirable species such as broadleaved dock *Rumex obtusifolius*, cleavers *Galium aparine*, rosebay willowherb *Chamerion angustifolium*, and hedge bindweed *Calystegia sepium*.

u1b – Developed land; sealed surface (Photograph 1, 2 & 6, Appendix B)

The northern section of site is a road and car park with a small area of path along the south of building reference A (the most southern building). There is some buddleia *Buddleja davidii* growing through the path (secondary code 81. Photograph 2) and a patch of introduced shrubs within a corner next to building A (secondary code 847. Photograph 5). These are identified as skimmia *Skimmia sp.* and cotoneaster.

u1b5 – Buildings (Photographs 1, 2, 5 – 12)

There are three buildings on site (referred to as A – C). All buildings are connected. Building A (photographs 1, 5, 6, & 8) is a garage showroom, building B (photographs 9 – 12) is a garage workshop, and building C (photograph 7) is a fuel station canopy.

Building A is comprised of concrete with concrete render and metal cladding. There is one panel of cladding which has dropped but no other entry points are present on the building. The internal features separate offices on the ground and first floor sections with the lower offices featuring ceilings but those above open to the metal roof.

Building B is comprised of brick and breezeblock with a concrete render and asbestos/ composite cladding around the top of the building. The corners of this building feature vertical concrete supports. Additionally, a shed-roofed section is present on the south-west elevation. There are a number of gaps around this building where cladding has come loose or cracked, between concrete supports and the main section of building, where roofing material has been lost, and a hole

in the wall of the shed-roof section. Internally this building also features separate office spaces, with no loft voids and the building open to ceiling overall.

There is little to building C, with this building being a metal canopy atop what used to be a fuelling station.

Full building details are within Table 3 below.

u1c – Artificial unvegetated, unsealed surface (Photographs 3 & 4)

The south section of site, as well as some strips to the west and east and made up of a loose gravel which has allowed the presence of ephemeral vegetation to grow through (secondary code 81. Photographs 3 & 4). There is a good range of species present spread across the site, with most appearing slightly stressed and low-growing, expected given the habitat.

Species recorded include buddleia, dandelion *Taraxacum officinale*, spear thistle *Cirsium vulgare*, common nettle *Urtica dioica*, white clover *Trifolium repens*, sow thistle *Sonchus sp.*, vetch *Vicia sp.*, meadow vetchling *Laythrus pratensis*, geranium *Geranium sp.*, common figwort *Scrophularia nodosa*, greater plantain *Plantago lanceolata*, and black medick *Medicago lupulina*.

Table 3 Building Structural Features.

Building	Building construction details	Structural features present						Internal features	Potential bat access and roosting points	Evidence	Bat Roosting Potential
		Gables	Barge boards	Soffit Boards	Fascia Boards	Flashing	Roof void				
A	<p>Single-storey warehouse building (two-storey height).</p> <p>Concrete with concrete render. Metal cladding along top section of building. On southern elevations the bottom section of building is glass.</p> <p>Porch canopy on south-east with metal cladding and flat roof.</p> <p>Roof also metal, gently pitched.</p>	✓	✗	✗	✗	✗	✗	<p>Concrete floors and walls.</p> <p>Open to roofing material (no loft void).</p> <p>Internal offices present.</p>	Section of cladding loose on south elevation.	None.	Negligible

Building	Building construction details	Structural features present						Internal features	Potential bat access and roosting points	Evidence	Bat Roosting Potential
		Gables	Barge boards	Soffit Boards	Fascia Boards	Flashing	Roof void				
	Metal doors and uPVC window frames where present. Roller doors present on west elevation.										
B	Two-storey height warehouse. Brick and breeze block with concrete render and asbestos cladding around top section of building as well as roof. Roof gently pitched. Some metal cladding on south elevation where joins building A. Concrete supports.	✓	✗	✓	✗	✗	✗	Concrete floor and walls. Open to roof. Internal offices at ground and first-floor level.	Large hole in wall of south-western lean-to allowing entrance into building and wall-cavity. Gaps behind cladding. Gaps between concrete supports and main building on corners.	None	Low

Building	Building construction details	Structural features present						Internal features	Potential bat access and roosting points	Evidence	Bat Roosting Potential
		Gables	Barge boards	Soffit Boards	Fascia Boards	Flashing	Roof void				
	<p>Flat metal roofed canopy section attached to building on north end.</p> <p>Shed-roofed lean-to on south-west elevation with concrete render and wooden soffits. Felt roofing material.</p>								<p>Missing roofing material on west elevation.</p> <p>Holes in brickwork and cracked render on south-west corner.</p>		
C	Flat metal canopy of disused fuelling station.	x	x	x	x	x	x	N/A	None	None	Negligible

4.3 Controlled Invasive Species

One cotoneaster plant was recorded during the site visit. It has not been possible to identify the plant to species-level. It is suspected that this is not a Schedule 9 invasive species however this is not confirmed.

4.4 Protected Species and Species of Nature Conservation Importance

Breeding and wintering birds

All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy the nest (whilst being built or in use) or its eggs.

Bird species listed in Schedule 1 of the 1981 Act, receive further protection which makes it an offence to intentionally or recklessly disturb these species while building a nest or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird.

In addition to statutory protection, some bird species are classified according to their conservation status, such as their inclusion on the Red and Amber lists of Birds of Conservation Concern (BoCC) in the UK (Eaton et al. 2021):

- Red list (high conservation concern) species are those that are Globally Threatened according to IUCN criteria; those whose population has declined rapidly (50% or more) in recent years; and those that have declined historically and not shown a substantial recent recovery.
- Amber list (medium conservation concern) species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately (between 25% and 49%) in recent years; those whose population has declined historically but made a substantial recent recovery; rare breeders; and those with internationally important or localised populations.
- Green list (low conservation concern) species fulfil none of the above criteria.

CBDC returned 2531 records of birds within 2km of site. Records are present for red and amber-listed species and well as Schedule 1 species. Schedule 1 species have been redacted within the records so no further details on species can be provided. Records are generally from within Egremont.

Black-headed gulls *Chroicocephalus ridibundus* were observed flying over site with goldfinches *Carduelis carduelis* heard in adjacent vegetation. However, no birds were seen to utilise site. It is possible that nesting could occur within bramble scrub to the south but generally the site provides very little opportunities for birds.

Mammals

Bats

All bat species and their roosts in Britain are protected under the Wildlife and Countryside Act 1981 (as amended) (WCA) through their inclusion on Schedule 5. The implementation of the Countryside and Rights of Way Act 2000 (CRoW 2000) has amended the WCA 1981 to include 'reckless' damage to, or destruction of a roost, disturbance of bats whilst in a roost.

Bats are also included on Annex IV of Council Directive 92/43/EEC of 21st November 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (known as the Habitats Directive). As a result of the United Kingdom ratifying this directive, all British bats are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Combined, these make it an offence to kill, injure, capture or disturb bats or obstruct access to, damage or destroy roosts.

Paragraph 43 of the Regulations states: A person who deliberately disturbs wild animals of any such (European Protected) species, is guilty of an offence. For the purposes of this paragraph, the disturbance of animals includes in particular any disturbance which is likely: -

- a. to impair their ability-
 - i. To survive, to breed or reproduce, or to rear or nurture their young, or
 - ii. In the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- b. to affect significantly the local distribution or abundance of the species to which they belong.

Under the law, a bat roost is any structure or place used for shelter or protection e.g., A building, bridge, or tree. Bats use many roost sites and feeding areas throughout the year, and they tend to re-use the same roosts for generations.

Thirty-three records of bat, comprising 5 species, have been returned from CBDC. Records include 10 roosts, 2 of which are maternity roosts of common pipistrelle; Daubenton's bat, and soprano pipistrelle have also been recorded roosting. Roosts are detailed from within bat boxes and bat houses, with no further information provided for other roosts. The closest bat record to site is around 200m and is a common pipistrelle roost.

One granted European Protected Species licence is detailed on MAGIC. The licence is dated 2012 and was for the destruction of common and soprano pipistrelle resting places.

The buildings were assessed during the site visit for their potential to support bat species. The records returned from CBDC show that bats are present within Egremont. However, the site is deemed to be poor for the species with only bramble scrub on site suitable as sub-optimal foraging and/ or commuting habitat. There is overall a lack of useful habitats on, or within the immediate vicinity of site. Given the lack of roosting opportunities on buildings A & C, linked with the relatively poor surrounds, these buildings have been classed as holding negligible bat roosting potential (BRP). Building B features many more opportunities for bats to roost but given the area and building-type, is only likely to support low numbers of common species. This building has therefore been classed as holding low BRP.

West European Hedgehog (*Erinaceus europaeus*)

The west European hedgehog is protected by under Schedule 6 of the WCA (1981 as amended), making it illegal to kill or capture the species using certain methods. Hedgehogs are also protected under the Wild Mammals Protection Act (1996) making it illegal to treat a hedgehog cruelly. Due to a rapid decline in numbers the hedgehog is included on the International Union for Conservation of Nature (IUCN) Red List (IUCN, 2020).

In rural areas, preferred habitats include woodland edges, hedgerows in meadowland and rough pasture, where sufficient cover is provided for nesting. Hedgehogs are rarely found in marshy or upland habitats and in coniferous

woodland. Hedgehog presence is a good indicator of plentiful ground-dwelling invertebrates, especially worms, caterpillars, snails, slugs and beetles which are preferred food items, and of varied habitat features, such as hedges and copses. Hedgehogs hibernate to conserve energy between November and March, when food is scarce, remaining largely inactive. During the rest of the year, they are predominantly nocturnal, and November travel 1-2km in a night within home ranges of 10-50ha. Badgers are natural predators, and the highest numbers are found in urban and suburban gardens where badgers are largely absent. Hedgehogs are widespread in lowland Britain but are patchily distributed.

A total of 101 records have been returned for hedgehogs within 2km of site. However, 75% of records are for deceased individuals showing that the area features barriers to dispersal of this species. Almost all records returned are for Cleator Moor, with a few detailed as being from within Egremont. No hedgehogs were observed during the walkover survey, with this being carried out during daylight hours. Although hedgehogs are present within 2km of site, it is very unlikely they will utilise site, with only a strip of habitat on site suitable for sheltering or foraging, and the site adjacent to a relatively busy road.

Other species

Although other species have been returned in local records, such as invertebrates and reptiles, it is not likely that the site provides opportunities for these. The site is poorly connected to other habitats with no significant areas of habitat of value on site.

5.0 CONCLUSION AND RECOMMENDATIONS

5.1 Habitats

Four main habitat land categories were identified on site under the UK Habitat Classification system of habitat description; the site is a disused Esso garage with buildings and developed land, with an unsealed gravel car park and a strip of bramble scrub to the south. A small amount of ephemeral vegetation and 2 introduced shrubs are present.

The site generally provides negligible opportunities for protected species due to lack of connectivity to other habitats and lack of suitable habitats on site. Bramble scrub could provide nesting opportunities for birds and building B in particular is deemed to hold low bat roosting potential.

5.2 Habitat Connectivity and Corridors

The site is generally poorly connected to the wider area with only a poor strip of bramble scrub within the south of site. There are 2 sections of linear woodland adjacent to site to the west and east which provide minimal connectivity. The site is surrounded by roads which includes the A595 busy road.

5.3 Designated Sites

There are 11 designated sites within 2km of the development site. Sites are designated for a number of reasons including the habitats present, invertebrates they support, and for geological interests. The development site is not functionally connected to any designated sites and does not provide any similar opportunities for invertebrates or other protected species. It is very unlikely that works on site will lead to impacts on any designated sites.

The site is within a SSSI IRZ which details that all developments should undergo consultation with Natural England via the Local Planning Authority.

5.4 Recommendations

The recommendations made below are relevant for 18 months from the date of issue of this report and are in line with current proposals. Changes to these proposals may lead to a change in recommendations.

Invasive Plant Species – It is possible that cotoneaster on site is a Schedule 9 non-native invasive species. It is recommended that this is confirmed by a specialist and, if necessary, removed to ensure the species does not spread.

Birds – It is possible that common species will nest on the buildings and within bramble scrub, and therefore demolition works should ideally take place outside of the nesting bird season (March – September). Should works take place during this period, a check by a suitably qualified ecologist should take place prior to works commencing, to ensure no nesting birds are disturbed/ harmed.

Bats – No further survey effort is recommended in relation to buildings A & C. Building B is deemed to hold low bat roosting potential and therefore a single nocturnal survey is recommended within the bat activity season (May – September inclusive) to determine if/ how bats utilise the building.

Hedgehog – Given that hedgehogs are very unlikely to utilise site, works are not deemed to impact the species and no further survey work is recommended.

Other Mammals – Working methods should be followed to ensure that all mammals are safeguarded. This includes safe storage of materials that November be poisonous to mammals and the covering of any steep-sided excavations at night (or a ramp placed inside the excavation) to allow egress to any mammals that November become trapped.

5.5 Biodiversity Net Gain

The site biodiversity baseline is currently 0.08 habitat units, provided by approximately 0.02 hectares of bramble scrub on site. Landscaping including grassland and scrub are proposed as part of site plans. These improvements will achieve a net gain, though a full calculation would be required to be able to assess the percentage net gain provided by the development.

5.6 Potential Ecological Enhancements

The National Planning Policy Framework (NPPF) outlines government planning policies and how they should be applied within local authorities. The framework places an emphasis on sustainable development, encouraging the re-use of land that has previously been developed in preference to using land that has a higher environmental value and by minimising impacts on biodiversity. The NPPF states

that developments should aim to conserve or enhance biodiversity and encourages opportunities to incorporate biodiversity in and around developments.

In line with BNG, the addition of any landscaping to the site will improve the biodiversity and provide additional opportunities for protected species.

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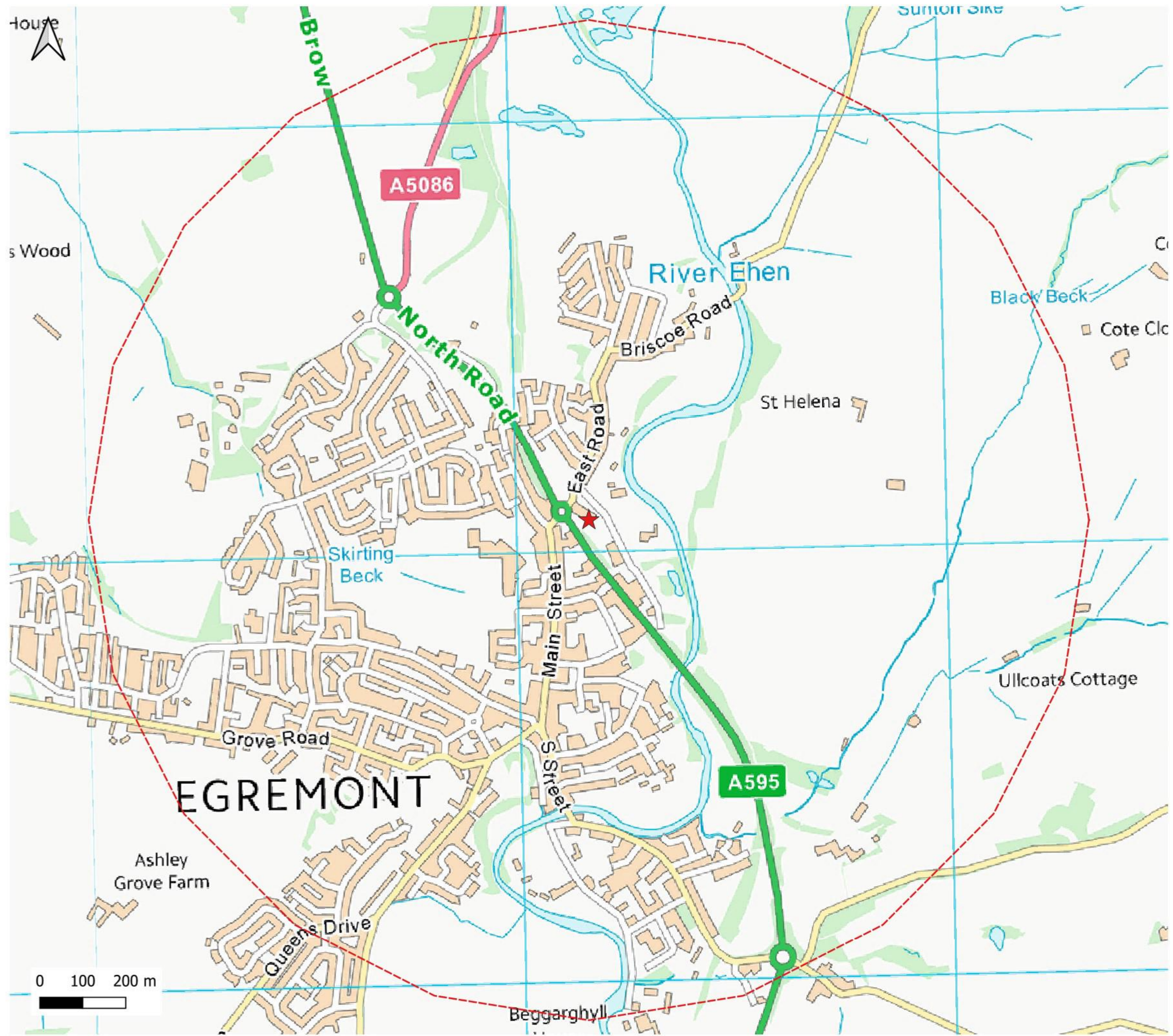
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APPENDIX A

Figures



s Wood



Legend

- ★ Site Location
- ▭ 2km Buffer

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Title	Site Location
Client	Aldi
Date	21/11/2023
Ref	Figure 1



Legend

— Red Line Boundary

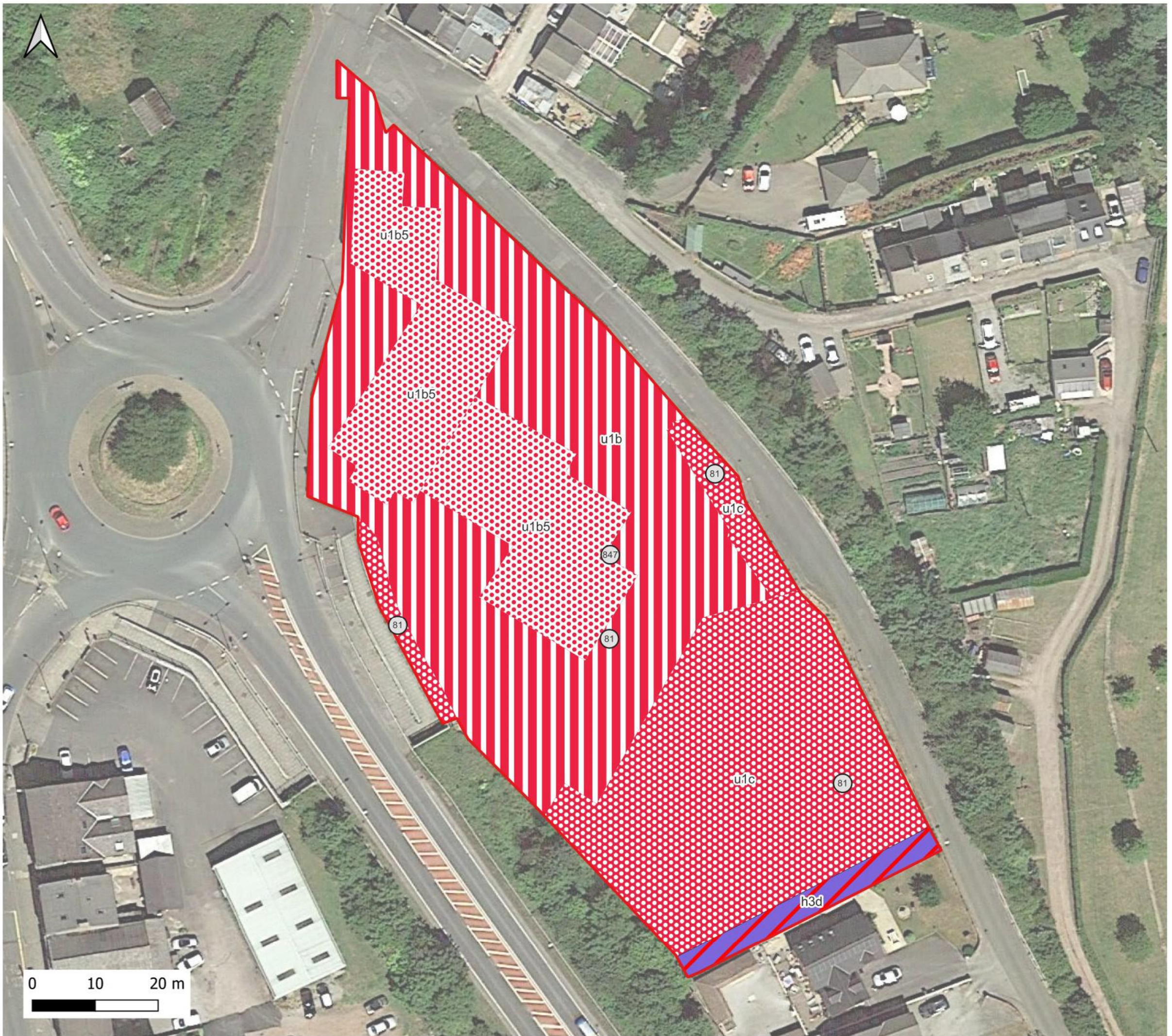
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Title	Aerial Map
Client	Aldi
Date	21/11/2023
Ref	Figure 2



Legend

- Red Line Boundary
- Habitats**
- ▨ h3d - Bramble scrub
- ▨ u1b - Developed land; sealed surface
- u1b5 - Buildings
- ⊠ u1c - Artificial unvegetated, unsealed surface
- Secondary Codes**
- 81 81 - Ruderal/ ephemeral
- 847 847 - Introduced shrub

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Project	Aldi Egremont
Title	Habitat Map
Client	Aldi
Date	03/01/2024
Ref	Figure 3



Legend

- Red Line Boundary
- Bat Roosting Potential
- Negligible
- Low

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Project	Aldi Egremont
Title	Building Reference Plan
Client	Aldi
Date	21/11/2023
Ref	Figure 4

APPENDIX B
Selected Photographs



Photograph 1: Site overview.



Photograph 2: Ephemeral buddleia.



Photograph 3: Artificial unvegetated, unsealed surface with ephemeral vegetation.



Photograph 4: Introduced shrub.



Photograph 5: External building reference A (left) and B (right).



Photograph 6: Building reference C.



Photograph 7: Dropped section of material on south elevation of building reference A.



Photograph 8: Internal of building reference B with internal office above.



Photograph 9: Internal of building reference B with internal office at ground level.



Photograph 10: Example of gaps in building reference B – hole in wall and missing roofing materials.



Photograph 9: Hole leading into cavity of breeze block (also shown in photograph 8).



Photograph 10: Missing render, hole and cracks all providing potential for roosting bats.



Photograph 11: Example of gap between supports and walls.

APPENDIX C
Report Conditions

Total Ecology Ltd

REPORT CONDITIONS

Aldi Egremont

This report is produced solely for the benefit of Avison Young and Aldi and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Total Ecology. In time improved practices, fresh information or amended legislation November necessitate a re-assessment. Opinions and information provided in this report are on the basis of Total Ecology using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to Total Ecology by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions November not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other

structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Total Ecology accept no liability for issues with performance arising from such factors

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