

Appendix 1 Three Test Assessment for European Protected Species

Three-Test Assessment for European Protected Species The three tests are set out in Regulation 55 of the Habitats Regulations 2017. The three test assessment of the proposals is set out below. National Planning Policy Guidance applies¹ .

This three-test assessment has been undertaken by a MEAS suitably qualified ecologist. Set out below is our advice to the Local Planning Authority (LPA) case officer in relation to the proposed development and whether Tests 1 to 3 are satisfied. Tests 1 and 2 are social, economic, and planning tests, therefore we recommend the case officer draws upon wider information with regard to evidencing of whether Tests 1 and 2 are satisfied as necessary in determining this application.

Test 1: Regulation 55(1)(e): “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment” The supporting statement provided by the applicant (Economic Benefits Assessment of the redevelopment of the Local Centre Parcel, Palacefields, Runcorn, The Riverside Group Ltd, 22 March 2023) provides significant socio-economic reasons as to why the proposed demolition works are necessary. **This test has been met.**

Test 2: Regulation 55(9)(a): “that there is no satisfactory alternative” The proposals provide an opportunity to regenerate a significant area to deliver 134 new dwellings for affordable rent, 15 Independent living apartments and 65 Extra care units. A new retail and community centre and a replacement church. The proposals will regenerate one of the most deprived areas in the North-West. There are no other areas of this scale available to deliver these benefits to the targeted population. In addition, the bat roost was recorded in a derelict building which is likely to deteriorate further without works. The proposals will ensure the longevity of bat roosting opportunities by providing integrated roosting opportunities within the refurbished building. **This test has been met.**

Test 3: Regulation 55(9)(b): “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range” Replacement roosting provision will be provided in the form of 2no. integrated bat boxes that will be incorporated within the building. With the implementation of the mitigation measures included within Mitigation and Enhancement Measures Statement in relation to bat species, Amenity Tree, 7 June 2023 , **this test has been satisfied.**