

Julie Roscoe
Director of Planning
Building Control & Licensing
Manchester City Council,
PO Box 532
Town Hall,
Manchester,
M60 2LA

2nd Floor
Optimum House
Clippers Quay,
Salford,
Manchester,
M50 3XP

T: 0161 656 9400

www.kier.co.uk

19 April 2021

**Planning Application 126476/JO/2020 : 11 York Street, Manchester, M2 2AW.
Discharge of Condition 21.**

Dear Julie,

Please see enclosed information in relation to the discharge Condition 21.

Condition 21 – Features beneficial to wildlife.

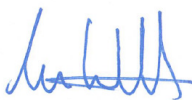
Prior to occupation, measures/features that are beneficial to wildlife, such as the incorporation of roosting opportunities for bats and the installation of peregrine falcon nesting boxes, the details of which have been submitted to and approved in writing by the City Council as local planning authority, shall be incorporated into the development and retained thereafter.

The following has been incorporated into the project to provide features that are beneficial to wildlife.

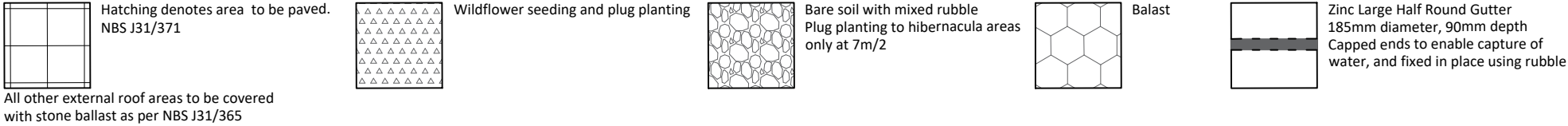
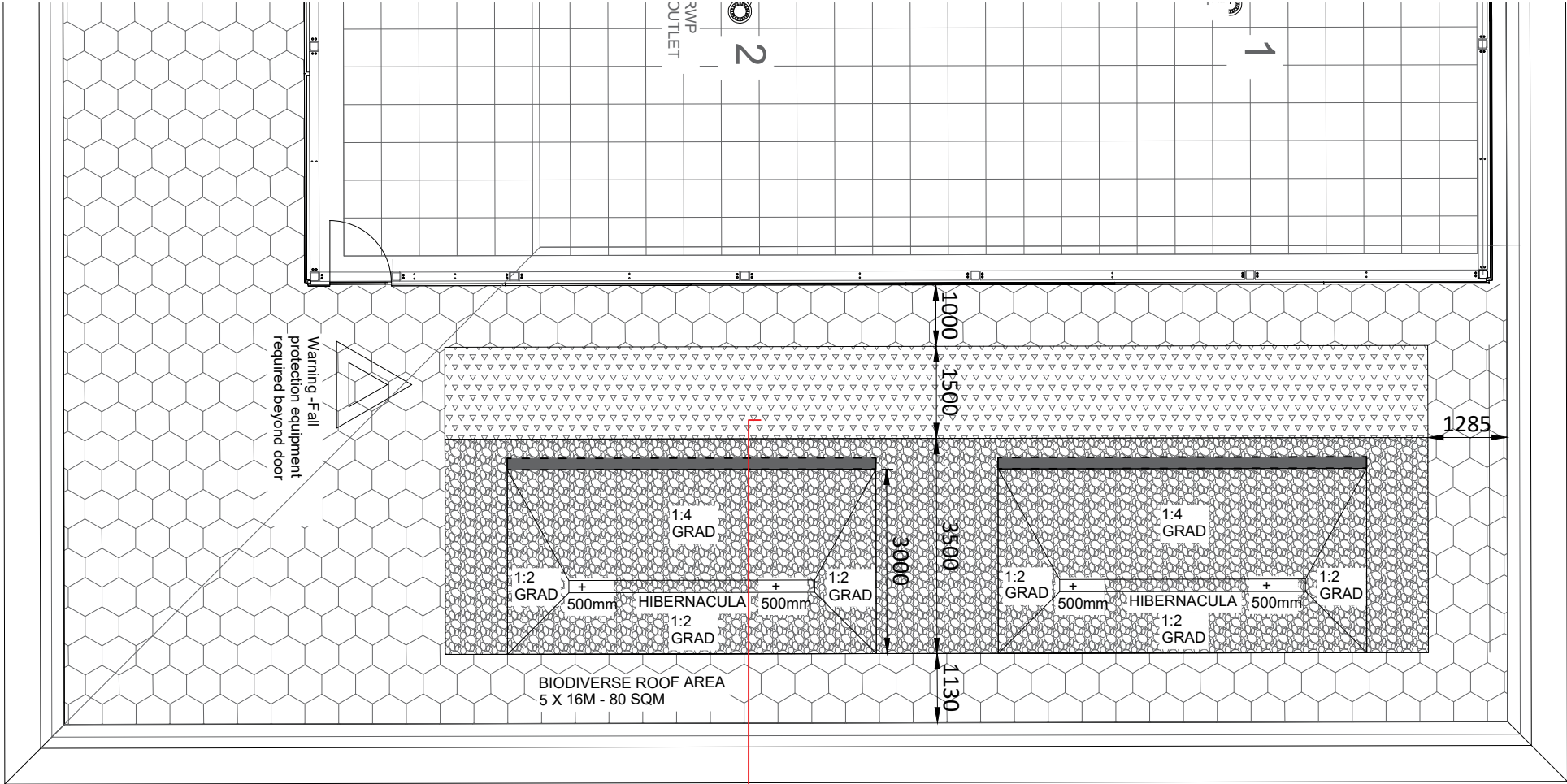
1. Biodiverse roof designed to create a natural habitat for Redstarts (refer to re-form drawing and enclosed photograph).
2. 3 number Bat Boxes (refer to Marches Ecology drawing).
3. 2 number Sparrow Terrace's (refer to Marches Ecology drawing).
4. 2 number Black Redstart Boxes (refer to Marches Ecology drawing).

Please contact the undersigned if you have any questions or require any further information.

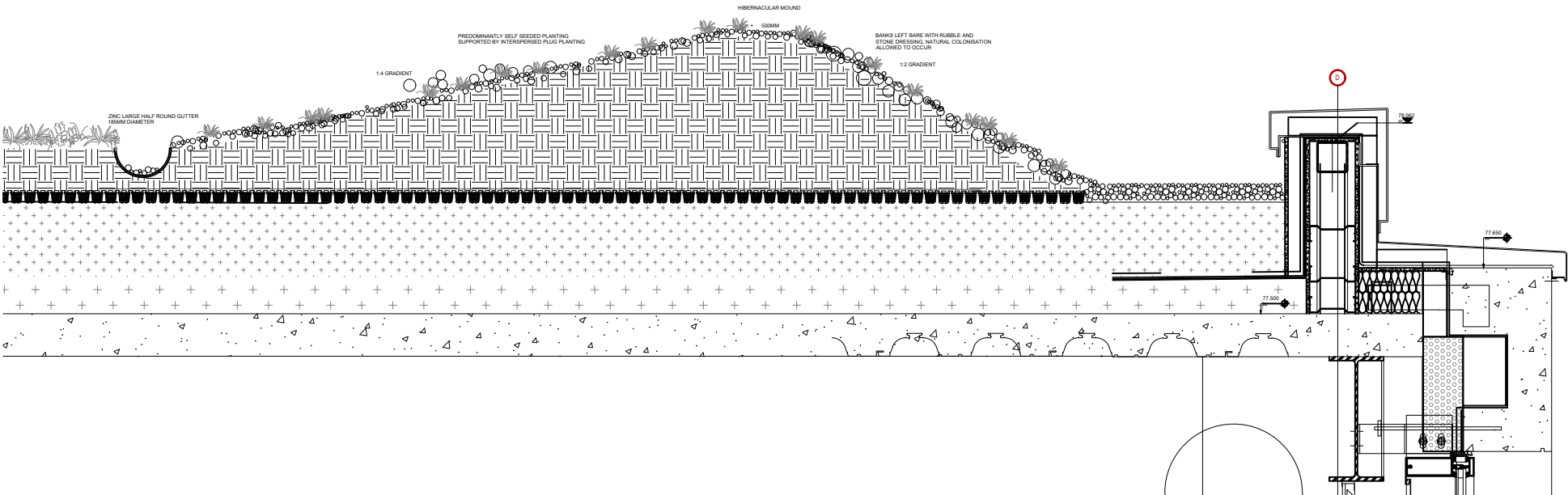
Yours sincerely,



Lee Williams
Project Manager



8001 01 Plan: Biodiverse Roof Extent 1:100



8001 02 Section: Biodiverse Roof Extent 1:20

Planting overview

- One of the rarest breeding birds in the UK
- Concentrated in the urban environment.
- Redstarts have bred or attempted to breed within the Piccadilly Basin area of central Manchester every year except 2003.
- Diet consists of small invertebrates and fruit;- midges aphids and, ants
- Relatively small areas of very sparsely vegetated rubble or rocky terrain,
- Sparsely vegetated rubble is nutrient poor and subject to drought stress, conditions, favour the kind of plants that will support the invertebrates on which Black Redstart feed,

Substrate

- The substrate is based on a mix of aggregate, such as crushed brick or expanded clay pellets (Leca), and topsoil or peat free compost. This should then be overlaid with rock and / or stone chippings and contoured in height from zero up to 50cm for the largest hibernacula.
- Bauder's biodiverse substrate is a lightweight growing medium and is ideal for wildflower seeding and plug planting.
- Hibernacula: a central mound area of planting substrate is compacted to form a mound that is angled at 30 degrees with the broadest area south facing. The mound is then covered with boulders around 10 - 15 cm in size that are loosely placed to allow entry by invertebrates into the central area.
- Majority of a green roof designed should consist of bare or sparsely vegetated areas.

Species

The flat areas of the biodiverse roof will be seeded with a wildflower seed mix;- Seed mix- Bauder Flora 5 sown at 100g/m2.

Plug planting including the below species will be interspersed throughout

Plug plants;- 50mm module size, 7/m2
St John's Wort *Hypericum perforatum*
Yellow-wort *Blackstonia perfoliata*
Common Centuary *Centaurium erythaea*
Kidney Vetch *Anthyllis vulneraria*
Common Bird's-foot-trefoil *Lotus corniculatus*
Black Medick *Medicago lupulina*
Dove's-foot Crane's-bill *Geranium molle*
Common Eyebright *Euphrasia nemorosa*
Betony *Stachys officinalis*
Devil's-bit Scabious *Succisa pratensis*
Ribwort Plantain *Lantago lanceolata*
Selfheal *Prunella vulgaris*

Build up

The biodiverse is built up from the isolation board and consists of the following elements

- DSE 40- Water retention drainage layer by Bauder
- Filter Fleece: Polypropylene fleece to prevent substrate fines from entering the drainage element.
- Biodiverse Substrate: 120-500mm deep substrate by Bauder
- Vegetation: combination of wildflower seeding and plug planting.

Notes

1. All dimensions in mm, unless otherwise stated.
2. Scaling from drawing if printed incorrectly may lead to errors.
3. All information outside red line boundary shown for contextual purpose only.
4. All hatch patterns are indicative only unless stated otherwise.
5. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
 - RFM-XX-00-DR-L-0001-General Arrangement
 - RFM-XX-02-DR-L-0002-Roof Garden GA
 - RFM-XX-00-DR-L-0003 Illustrative Sections
 - RFM-XX-00-DR-L-0004 Planting Strategy
 - RFM-XX-13-DR-L-8005-Rooftop Typical Planting Details
6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
9. Refer to other consultants' drawings and specifications for the following design information:
 - Foundation details
 - Base course and/or sub bases design & specification
 - Waterproofing of any element
 - Levels & Drainage design and infrastructure
 - Lighting and ducting
 - Existing & proposed utilities
10. Plant quantities are to suit site areas in accordance with scheduled plant densities.
11. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

09.09.20 For INFORMATION	EB	EB	DL	P02
18.08.20 For INFORMATION	DL	DL	DL	P01
Date	Description of revision	Drawn	Checked	Approved

re-form
landscape architecture

Beehive Mill, Jersey Street,
Manchester M4 6JG
T: +44 (0)161 397 4953
E: info@re-formlandscape.com
W: re-formlandscape.com

Project
YORK STREET, MANCHESTER
RF20-832

Client
KIER

Document title
BIODIVERSE ROOF DETAIL

Paper size
A3

Status
FOR INFORMATION

Drawing number
RFM-XX-00-DR-L-8001

© re-form landscape architecture

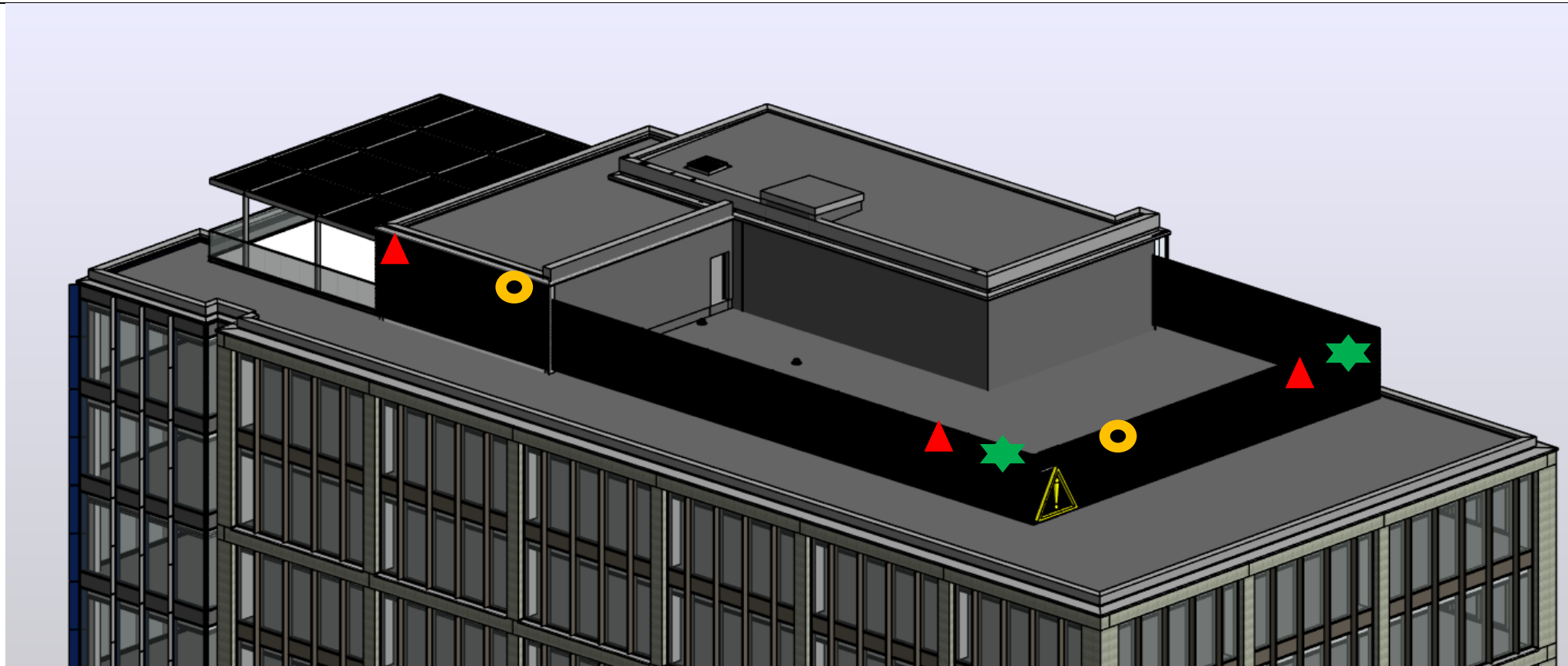
Scale
AS
SHOWN

S2

Revision
P02

8001 03 Section: Biodiverse roof detail to include plug and seed mix planting 1:10





3D views provided by client.

marches ecology

C357 11 York Street, Manchester, M2 8BE – BREEAM Ecology

Figure 1 – Location of Bird- and Bat-boxes

Drawn by: ME
Checked by: TK
Date: 05.11.20-Rev2

Key

-  Bat box 1FQ – 3 no.
-  Sparrow terrace 1SP – 2 no.
-  Black Redstart box 2HW – 2 no.

All locations approximate only.

Where applicable boxes to be installed at maximum height possible above roof.

