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Dear Phil

PORT STREET, MANCHESTER: PLANNING CONDITION 9 – ECOLOGY ITEMS

Following recent email correspondence and a Design Team meeting held on 21st November 2024 and discussions/email correspondence after, I am pleased to provide the following information in respect of the ecology elements of Condition 9 for the above site, contained within items C, D and H.

Items C, D and H from Condition 9 are as follows:

- (C) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include the choice of planting species within the public realm, where detailed design allows bat boxes and bricks, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified Ecologist and which demonstrates Biodiversity Net Gain (BNG) across the site;
- (D) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on-going maintenance; and
- (H) Lighting around and within the site (which includes for consideration of older and disabled people) and any biodiversity features installed for bats.

Each requirement under these items has been reviewed against the latest design plan provided and commentary, if provided, below.

Condition 9: Item C – Measures to Enhance and Provide New Biodiversity

Planting specification (Planting Schedules and Details: Drawing Z0-REF-G710-PL-GRD-0894-0015 Rev C03) provides a suitable range of native and pollinator-friendly plant species appropriate to the location to provide new habitat and pollen/nectar sources for a range of insect species likely to be present within the urban location. This includes, for example, species of *Hebe*¹, *Verbena*, *Bergenia*, *Geranium*, *Salvia* and *Anemone*. Berry-bearing trees and shrubs will also provide food sources for urban bird species, including *Prunus spinosa*, *Crataegus monogyna*, *Skimmia* species and *Viburnum* species. Areas of *Sedum* green roof will provide undisturbed sunny areas able to support a range of small insects and thereby provide forage opportunities for insect-eating urban birds.

Bat boxes are included in the design (Z2 Podium - External Walls Proposed Bat Box Locations Facet 03: Drawing 10376-Z2-SHP-G251-SK-XX-124 P01), comprising six (6no.) integrated Habitat 003² bat boxes at varying heights (from Level 03 upwards) on Z2 Facet 05. This elevation is adjacent to the quieter Resident's Courtyard (rather than the public realm), is relatively sheltered and away from the busy roads of Port Street and Great Ancoats Street, thus providing suitable new roosting opportunities for urban species of bat such as common pipistrelle.

The ecology report (PAA 2021³) did not recommend installation of bird nest boxes as no suitable secure locations for installation could be identified. A review of the detailed design similarly identifies no suitable secure locations for bird nest box installation; therefore, this is not recommended as an enhancement for this site.

Ecological considerations of the lighting design are dealt with below (item H).

The baseline ecological assessment identified limited biodiversity and negligible features of ecological interest on site. No habitats of ecological importance were present on the site and there were limited opportunities for urban species such as bats and birds to use the site for either foraging, shelter or breeding. The site provided no significant green linkages to nearby green or blue infrastructure.

¹ Botanical species names follow Stace, C., 2019. *New Flora of the British Isles*. Fourth Edition. C & M Floristics.

² <https://www.habitat.co.uk/bat-boxes>

³ PAA 2021. *Manchester (Port Street) Ltd. Port Street, Manchester City Centre. Extended Phase 1 Habitat Survey*.



The proposed planting scheme provides the following:

- 56 trees in total (50 in public realm and six within private residents' courtyard);
- 30.6m² of sedum green roof;
- 850m² of mixed shrub and herbaceous planting across the site (including planting within the private courtyard); and
- 318m² of amenity lawn (including lawn within the private courtyard).

Overall, the proposals include areas of ground level landscape planting, including lawns and trees, that will improve the habitat quality of the site for local populations of birds (for nesting, shelter and foraging) and bats (for foraging). There may be some opportunity for use of lawned areas by foraging hedgehog (*Erinaceus europaeus*) of which the closest record is within 300m of the site (PAA 2021), although the hedgehog population appears to be sparse and links to additional greenspace are limited in terms of this species, as movement may be limited by urban landscape features such as roads and walls. The more mobile species (birds and bats) will, however, be able to access this new green space and will likely use the site once planting is established. The planting within the landscape scheme will link to and support the network of green and blue habitats within the local area, most of which are focussed on or close to the Rochdale Canal that is within 50m to the south of the site (Manchester City Council 2015⁴).

The scale and range of new habitats provided which includes a substantial number of shrubs and trees, along with the provision of integrated bat boxes and a suitable lighting plan within the scheme design, is assessed as providing significant BNG across the site.

Condition 9: Item D – Tree Planting Specifications (Ecological Considerations)

Planting specification (Planting Schedules and Details: Drawing Z0-REF-G710-PL-GRD-0894-0015 Rev C03) provide a suitable range of native and non-native tree species appropriate to the location to provide new habitat/shelter/forage for a range of animal species likely to be present within the urban location and providing opportunities for these species to move through the urban landscape. Species include *Acer platanoides*, *Acer campestre*, *Carpinus betulus* and *Tilia cordata* and have been selected to ensure they are able to tolerate the urban location and expected local conditions (e.g. plants tolerant of shaded conditions selected for under the building overhang, tree species selected for wind mitigation within the public realm).

Condition 9: Item H – Lighting Design (Ecological Considerations)

The proposed lighting scheme (as shown on Electrical Services Ground Floor General and Emergency Lighting: Drawing Z0-FUT- G540-PL-GRD-001 D1 and Courtyard Lighting Layout: Drawing Z0-RNM-G540-PL-XX-013 P03, dated 24/01/25) aims to balance the various requirements of lighting across the site including the need for an ecologically sensitive lighting scheme to maintain some dark corridors across the site and around the installed bat boxes (which are all installed at or above Level 03).

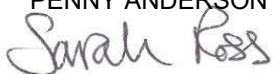
External lighting design include the following features that are positive in terms of ecological considerations:

- Wall mounted external lighting is specified as downlighting units;
- Taller 4m column lighting is restricted to the south and west sides of the design within the public realm areas, away from the locations of the bat boxes, and the specification avoids upward glare; and
- Low level post/bollard type lighting units are specified within the majority of the exterior landscaped areas (wharf gardens and private courtyard, the latter planting being adjacent to the bat box locations).

As such, the lighting scheme provides a suitably sensitive lighting scheme in respect of features installed for bats. Specifically, the lighting scheme avoids illuminating the bat boxes installed on building elevations next to the courtyard and also minimises, as far as possible, the lighting around the trees. This supports the potential for the site to be used by foraging/commuting and roosting bats present within the local area.

I hope the information above is clear and meets with your requirements. Please do not hesitate to contact me if you have any queries or require further information.

Yours sincerely
For and on Behalf of
PENNY ANDERSON ASSOCIATES LTD



Dr Sarah Ross
Associate Director

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⁴ Manchester City Council, 2015. Manchester's Great Outdoors. A Green and Blue Infrastructure Strategy for Manchester 2015-25.