

St Gabriel's, Oxford Place,
Manchester

Biodiversity Enhancement Scheme

135278/FO/2022



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Client McLaren Property
Project Title St Gabriel's, Oxford Place, Greater Manchester
Project Reference RHE.3585
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Revision			



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Biodiversity Enhancement Scheme

Background

Rachel Hacking Ecology Ltd was commissioned in 2025 by McLaren Property to provide a Biodiversity Enhancement Scheme for St Gabriel's, Oxford Place, Manchester (the 'site'). The received planning permission for Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings (planning reference 135278/FO/2022). Several conditions were applied to the planning permission.

Condition Wording

Condition 17 states: "Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter".

Planting

A small amount of amenity grassland is proposed on site. This will be created using species-rich turf such as Germinal WFG20 Eco Species Rich Lawn. Ornamental beds/planters are proposed on site; these should include a variety of native and non-native flowering species to bring diversity to the species assemblage and encourage pollinating invertebrates. Suitable species include:

- David Viburnum *Viburnum davidii*
- Garden Lavender *Lavandula angustifolia*
- Heather *Calluna vulgaris*
- Hebe *Hebe* var.
- Oregon-grape *Mahonia aquifolium*
- Skimmia *Skimmia japonica*
- Daphne *Daphne* var.
- Holly *Ilex aquifolium*
- Oak *Quercus robur*



- Ivy *Hedera helix*

Bird Boxes

Sparrow Boxes

Three Vivara Pro Woodstone House Sparrow Double Chamber Nest Boxes (see Figure 1) (or equivalent) and will be installed at eaves height (see Figures 5, 6, 7 and 8). None of the boxes will be positioned facing south and where possible they will be positioned near vegetation. House Sparrows prefer to nest in colonies and providing boxes near each other will increase their chances of success.



Figure 1 showing Sparrow nest box [Vivara Pro WoodStone® House Sparrow Nest Box | NHBS Practical Conservation Equipment](#)

Swift Boxes

Three Genesis Swift Boxes (see Figure 2) (or equivalent) will be installed at a minimum height of 5m from the ground (see Figures 9, 10, 11, 12, 13 and 14). Like Sparrow boxes these are built into the brickwork during construction. Once installed, they are maintenance free. None of the boxes will be positioned facing south and they should have a clear approach (i.e. not obstructed by trees or buildings).



Figure 2 Built-in Genesis Swift box [Genesis Swift Boxes - Built In](#)

Bat Boxes

Three Habibat 3S Built-in Bat Boxes (see Figure 3) (or equivalent) will be. These are built into the walls during construction and are maintenance free.

The boxes are to be positioned facing south at eaves height (see Figures 15, 16, 17 and 18).



Figure 3 showing The Habibat 3S Built-in Bat Boxes [Habibat 3S Built-in Bat Box](#)

Bee Posts

Two Green & Blue Bee Posts (see Figure 4) (or equivalent) will be installed. Bee posts provide nesting sites for solitary bees, which are vital for pollination. Solitary bees do not have a hive, honey or queen to protect making them non-aggressive and safe to encourage around children and pets. Two bee posts should be placed near proposed wildflower planting facing south. Care should be taken to ensure the nesting holes are not covered

by vegetation. The posts are designed to be set in a concrete base approximately 300mm into the ground (see Figure 19).

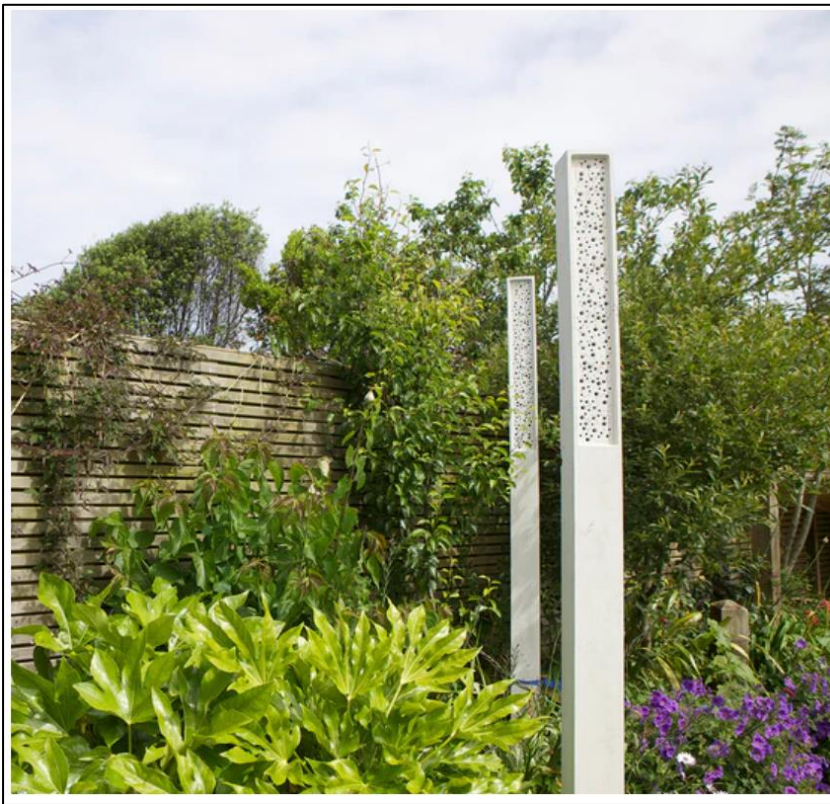


Figure 4. Bee Posts [Beepost Bee Tower – Green&Blue](#)

Appendix 1

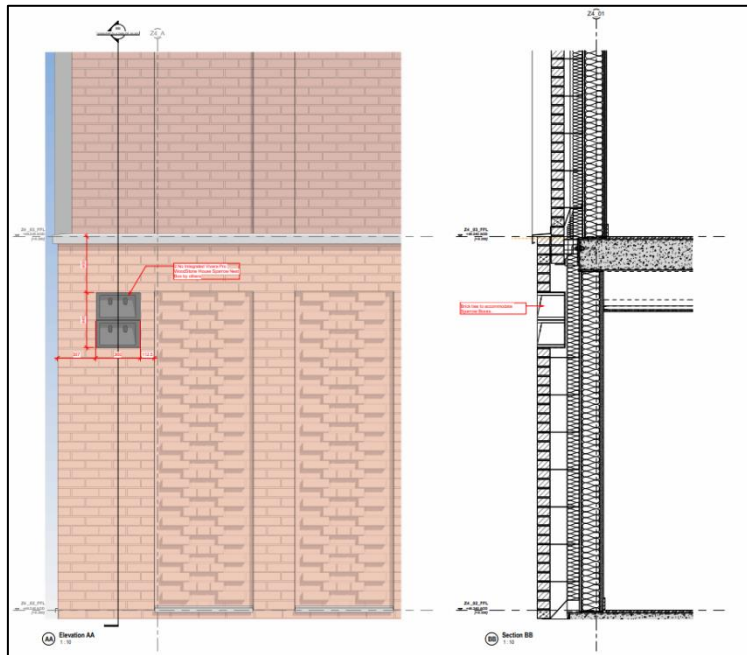
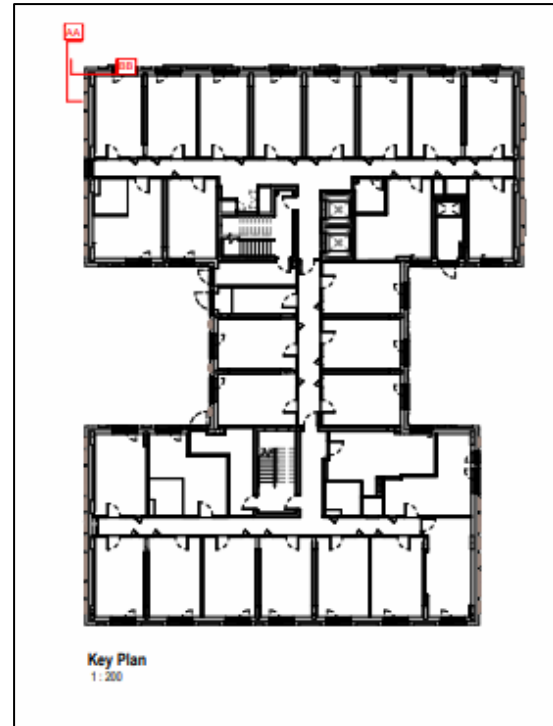
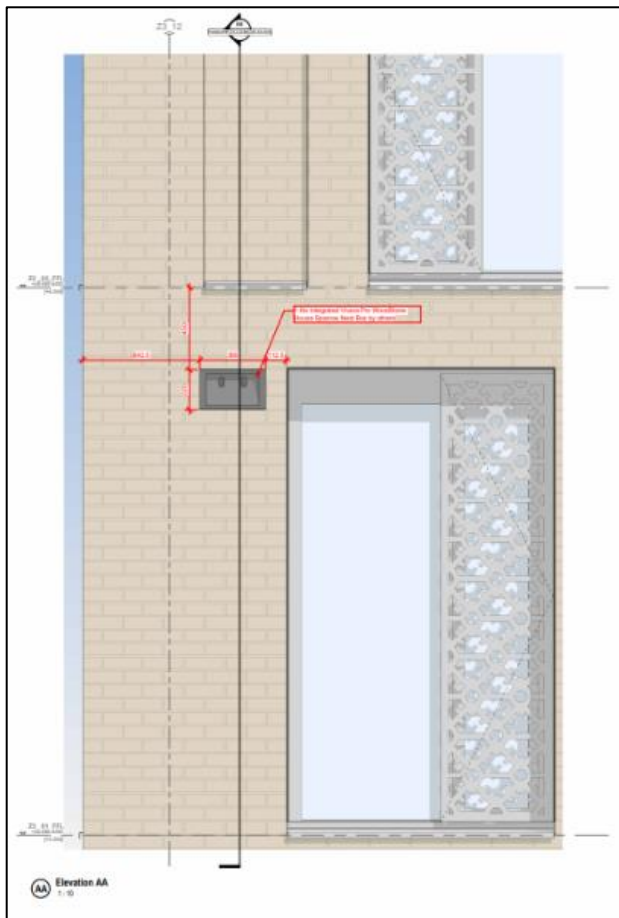
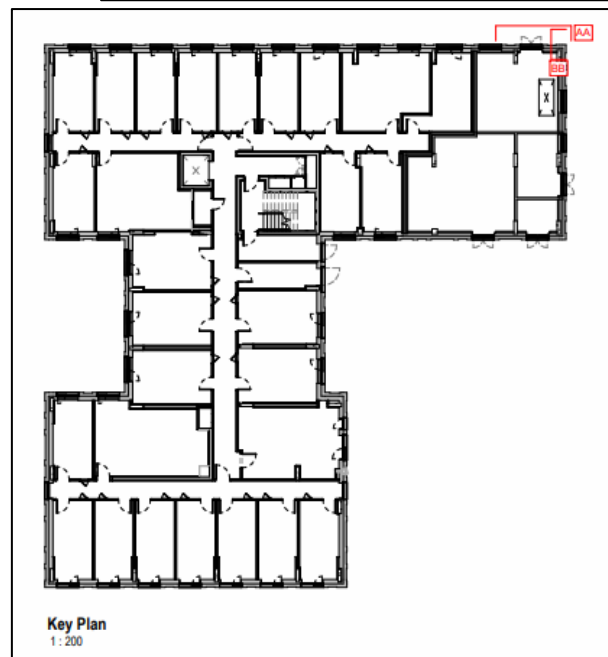
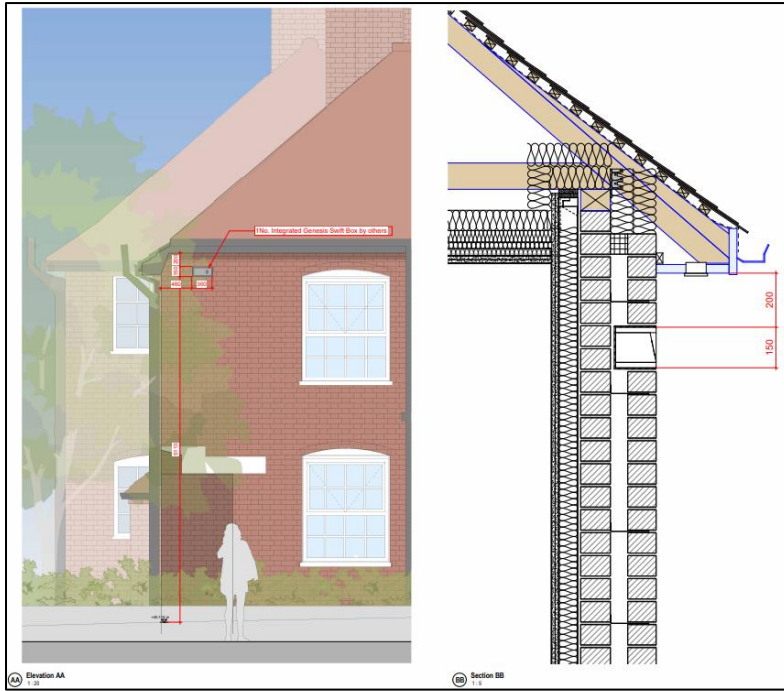
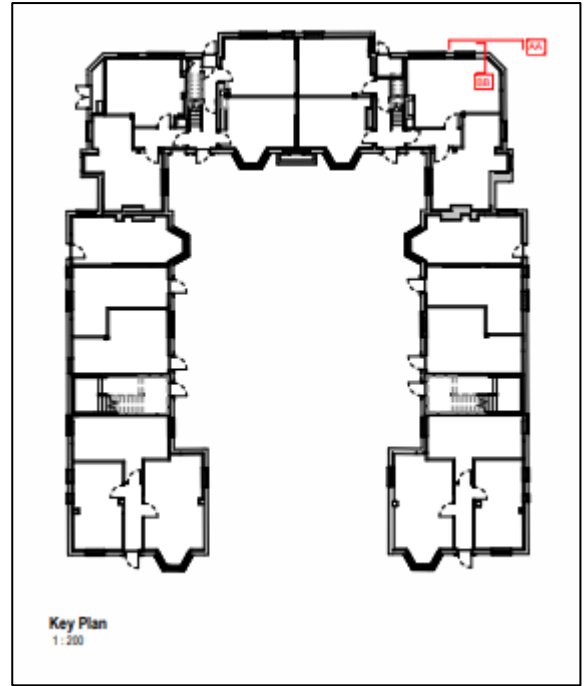
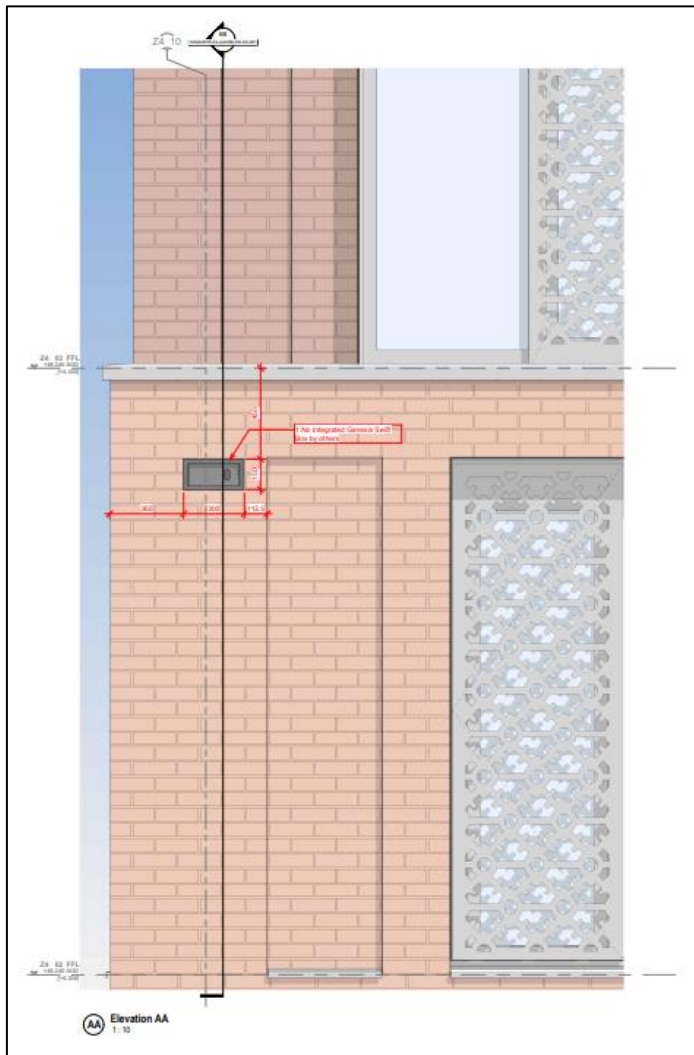
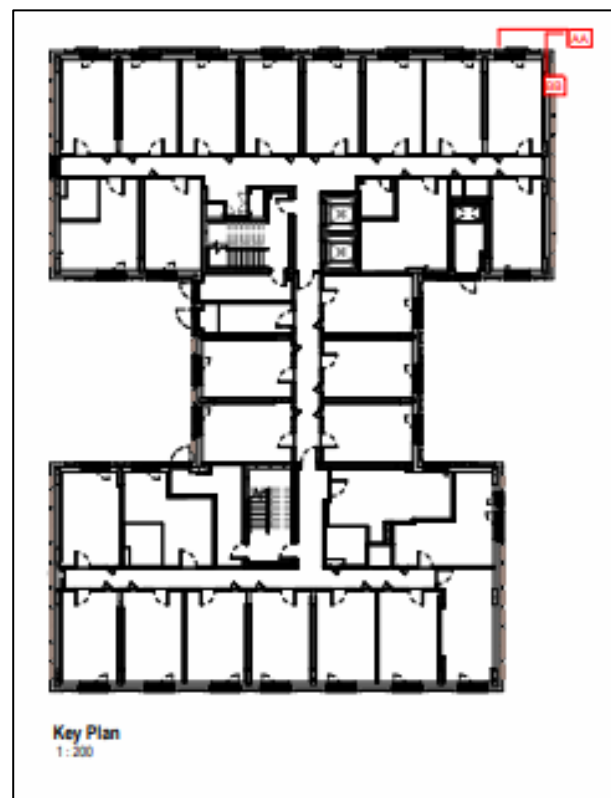


Figure 5, 6, 7 and 8 showing proposed location of Sparrow terraces (from Simpsonhaugh)



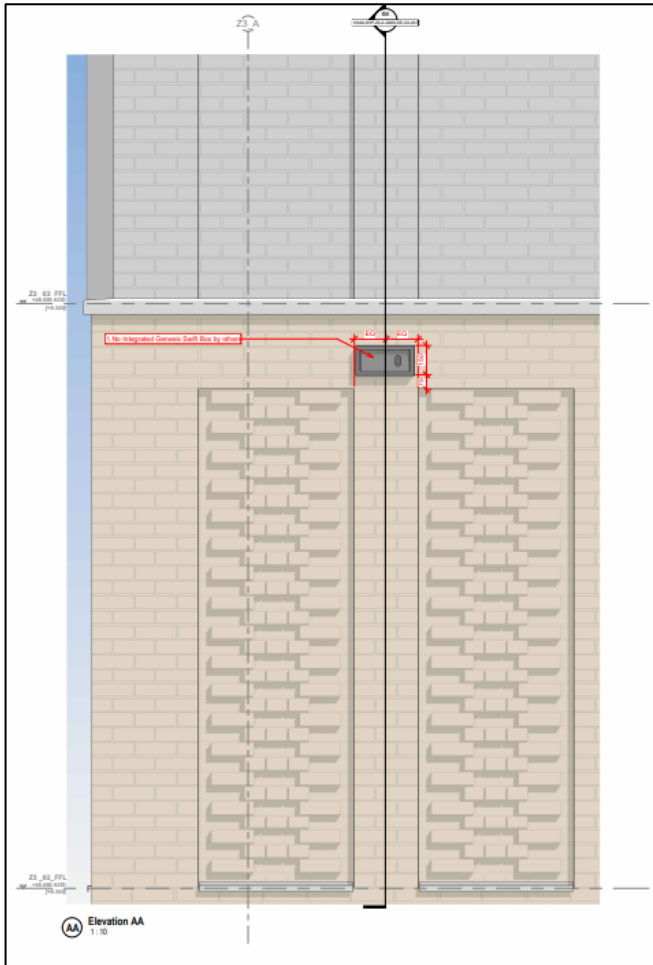
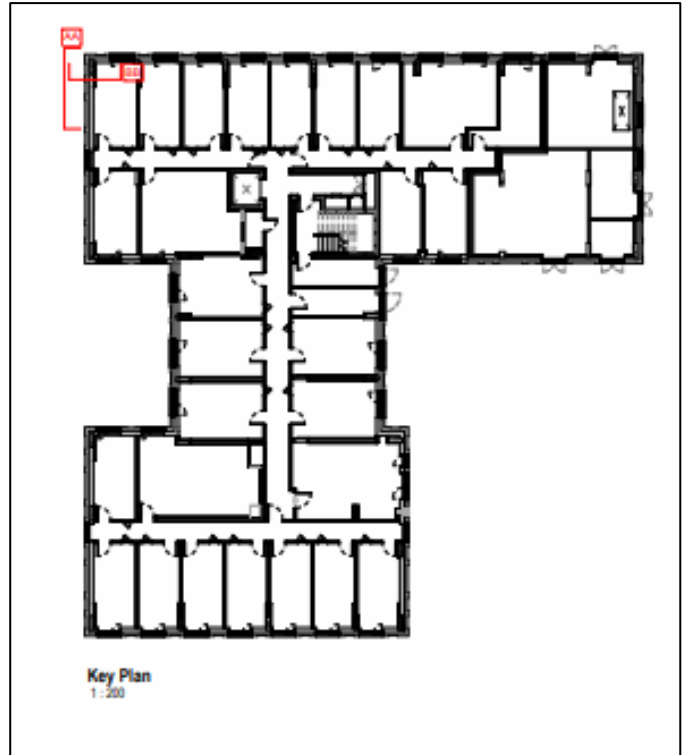


Figure 9, 10, 11, 12, 13 and 14 showing proposed location of Swift boxes (from Simpsonhaugh)

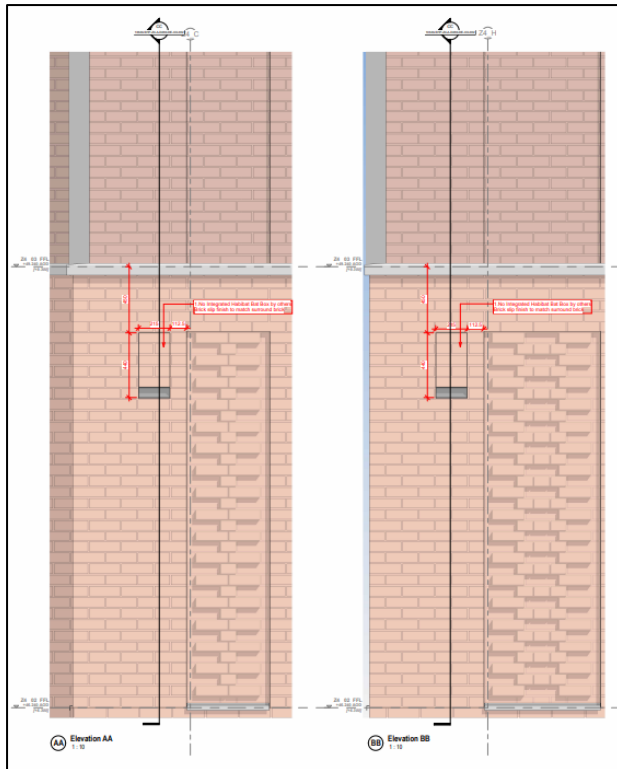
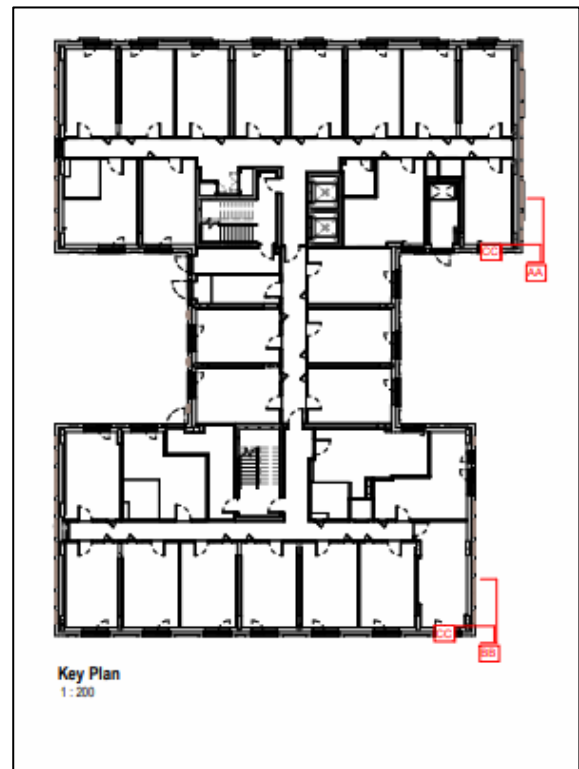
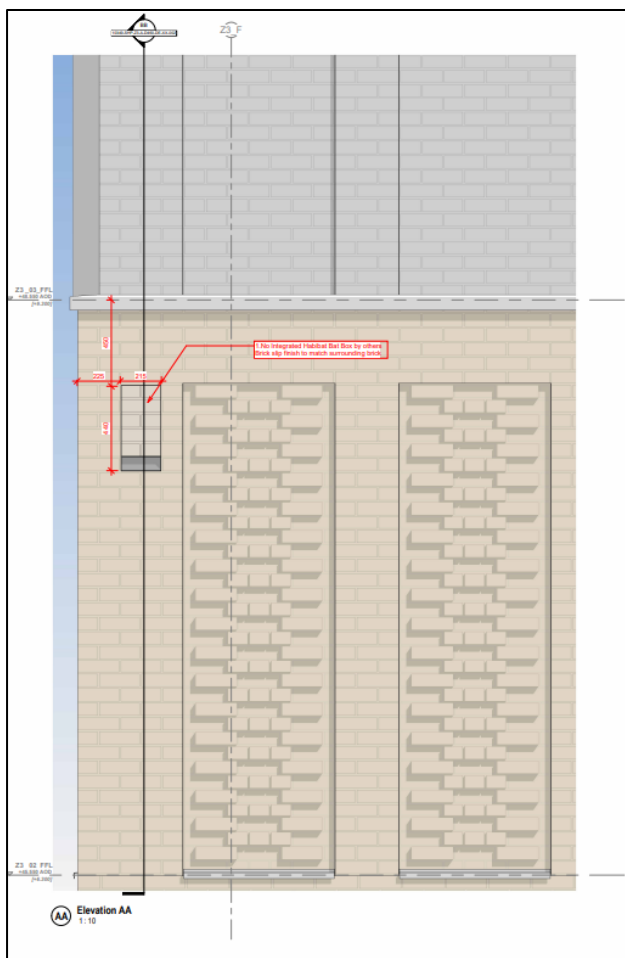
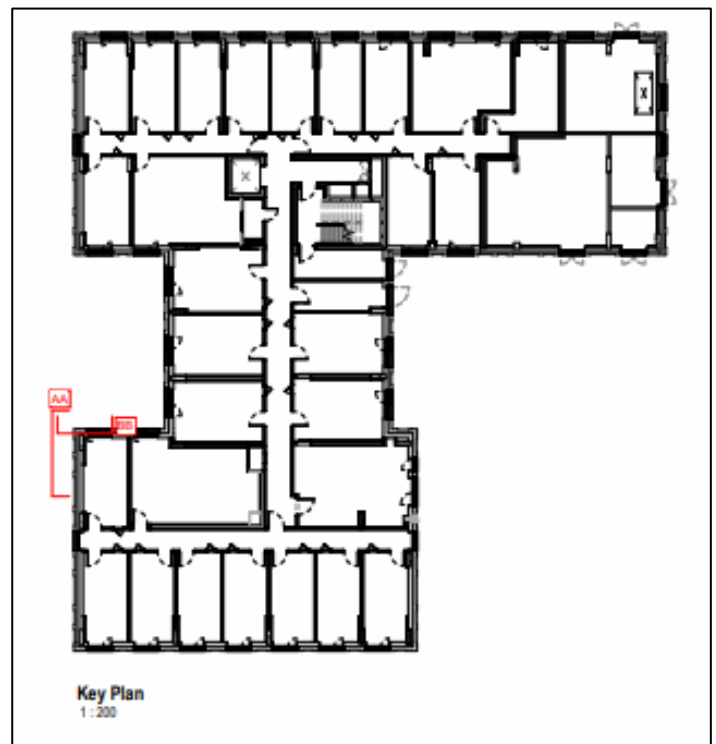


Figure 15, 16, 17 and 18 showing proposed locations of Bat boxes (from Simpsonhaugh)



Figure 19 Showing proposed locations of Bee posts (yellow stars)