140396 (124773)
114 Old Lansdowne rd
M20 2NY

Application to vary conditions 2,6,**7 landscaping** &10 to allow for amendments to the design and layout of the scheme.

The history of this site is that no tree survey or ecology report were ever submitted prior to site clearance. The original house then suffered catastrophic collapsed during development works due to disregard for building regulations and has been rebuilt from scratch.

**Landscaping and biodiversity enhancements**

The alterations to landscaping outlined in 140396 have already been completed on site. While the plastic astroturf has been removed we wish to raise the following concerns and requests-

The replacement tree (prunus serrula) has not been planted. The applicant wants to change the tree to a smaller apple tree due to stated lack of space however the applicant also seeks to create a paved area for a shed. WDRA contends that the back garden(s) are too small to accommodate another built structure. We ask that the shed be refused and the prunus serrula be planted before any approval is granted and before the site is sold. There has been a significant net loss of garden space, trees and hedging at this site and the landscaping is very sparse contributing nothing to biodiversity or amenity of the conservation area.

Has there planning department ever checked whether the **biodiversity enhancements** of **condition 8 *** (see beneath) have been implemented? WDRA has been unable to locate any bat bricks in the building nor are any bird nesting boxes in evidence. The 2 retained fruit trees are also far too small to accommodate any bat or bird box. WDRA asks for the developer to provide the **required bat bricks** plus swift bricks within the fabric of the building so as to contribute towards future sustainability of the Conservation Area and for this to be checked and signed off by means of a **site inspection** by MCC before planning permission is granted.

The 2x Shwegler bat boxes were never in evidence during works-perhaps these could also be erected at a suitable location such as Marie Louise Gardens under the supervision of licensed bat worker.

Yours sincerely,

Alison Hunt- Environment Officer, West Didsbury Residents Association.

* **Condition 8** (attached to 124773 ) quote **- "** ***Above ground works shall not commence until details of biodiversity enhancements (bird boxes and bat bricks)****, including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.*

*2 x 2F Schwegler Crevice Bat Boxes have been erected onto retained trees to the rear of the site. These trees are part of the tree protection measure. These have been erected at approx 3 metres above external ground level, facing south and south-west. This is available for inspection. These will be maintained weekly throughout the build programme."*