

24th January 2023

DC/132574/FO/2021 DISCHARGE OF CONDITION 19 FOR THE STABLES, PARADISE WHARF, DUCIE STREET, MANCHESTER

INTRODUCTION & BACKGROUND

Rachel Hacking Ecology Limited was commissioned in 2023 by MC Construction to provide ecology consultancy services for a proposed development at The Stables, Paradise Wharf, Ducie Street, Manchester. The site received full planning permission from Manchester City Council in July 2022 for the erection of four part 4, part 5 storey, three-bedroom townhouses with associated car & cycle parking, recessed balconies and rooftop terraces (planning reference: 132574/FO/2021). As part of the planning permission, several conditions were attached. Condition 19 relates to the ecological enhancement of the site during the construction phase.

Condition 19 states:

"Prior to commencement, except for demolition, clearance and below ground works, a scheme for the Biodiversity Enhancement Measures, as set out in section 5.3 of the 'Extended Phase 1 Habitat Survey by Rachel Hacking Ecology' dated September 2021, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development and shall be retained thereafter."

This document aims to enable the discharge of Condition 19.

BIODIVERSITY ENHANCEMENT MEASURES

Landscaping has been proposed on the site (See Figures 1 & 2) which includes a raised planting bed and potential for soft landscaped areas on the rooftop at the occupants' discretion. The raised planting bed should consist of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates. In addition, bird and bat boxes will be erected on the exterior of the new development where appropriate.

Some species recommended for the raised bed are included below.

- *Viburnum davidii*
- Garden Lavender *Lavandula angustifolia*
- Heather *Calluna vulgaris*
- Hebe *Hebe* var.
- Oregon-grape *Mahonia aquifolium*
- Skimmia *Skimmia japonica*
- Daphne *Daphne* var.

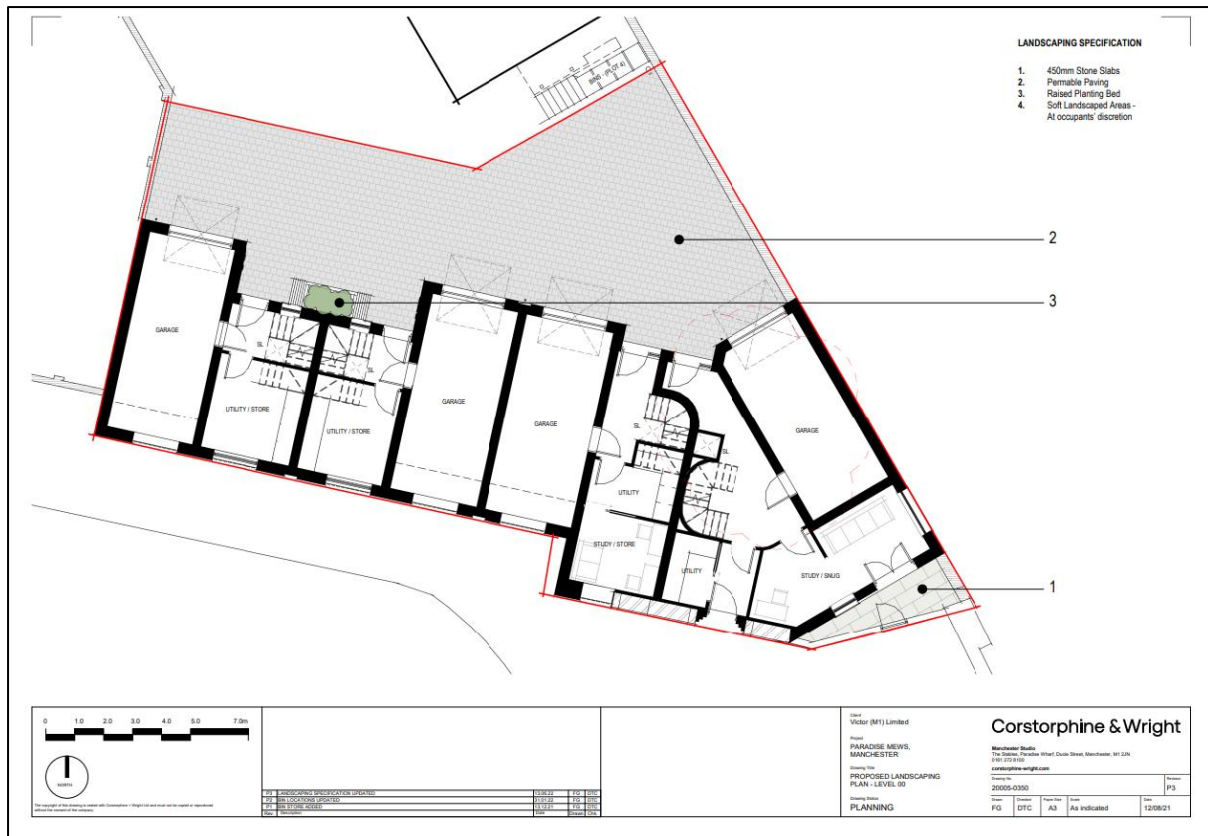


Figure 1 showing the ground floor Landscaping Plan, produced by Corstorphine & Wright

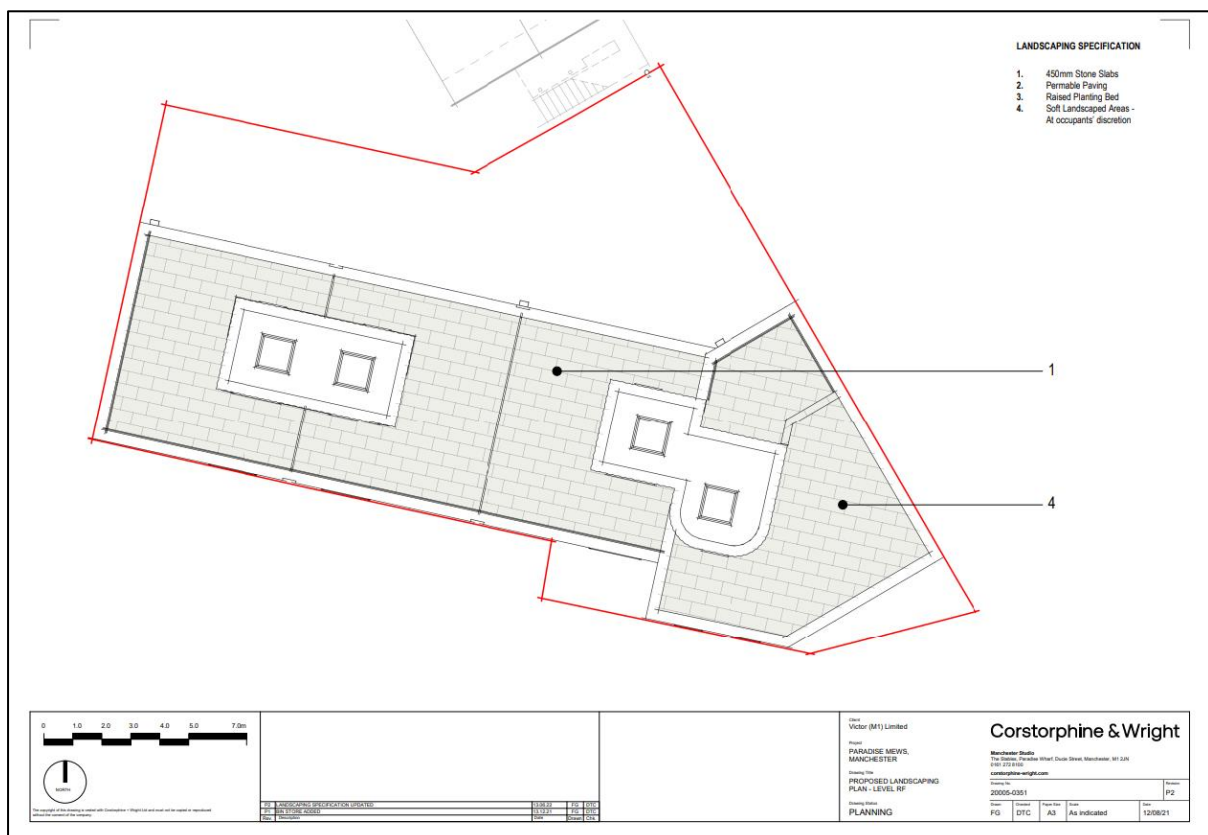


Figure 2 showing the roof top Landscaping Plan, produced by Corstorphine & Wright

Bird Boxes

Four Sparrow Terrace Nestboxes ([Sparrow Terrace Nest Box | The Nestbox Company](#)) will be installed on the buildings, to provide nesting opportunities for House Sparrow.

The nest boxes are to be positioned facing northwest to northeast. This allows for a suitable temperature during the bird nesting season. The nest boxes should be fixed at roof height. Indicative locations are shown on Figure 3.

Bat Boxes

Four Beaumaris Bat Boxes (Midi) ([Beaumaris Bat Box \(wildcare.co.uk\)](#)) will be installed on the buildings to provide roosting opportunities for crevice dwelling bat species such as Common Pipistrelle and Soprano Pipistrelle.

The bat boxes will be installed facing southeast to southwest. The bat boxes should be installed in areas unlit by artificial light and not directly above windows or doorways. Indicative locations are shown on Figure 3.

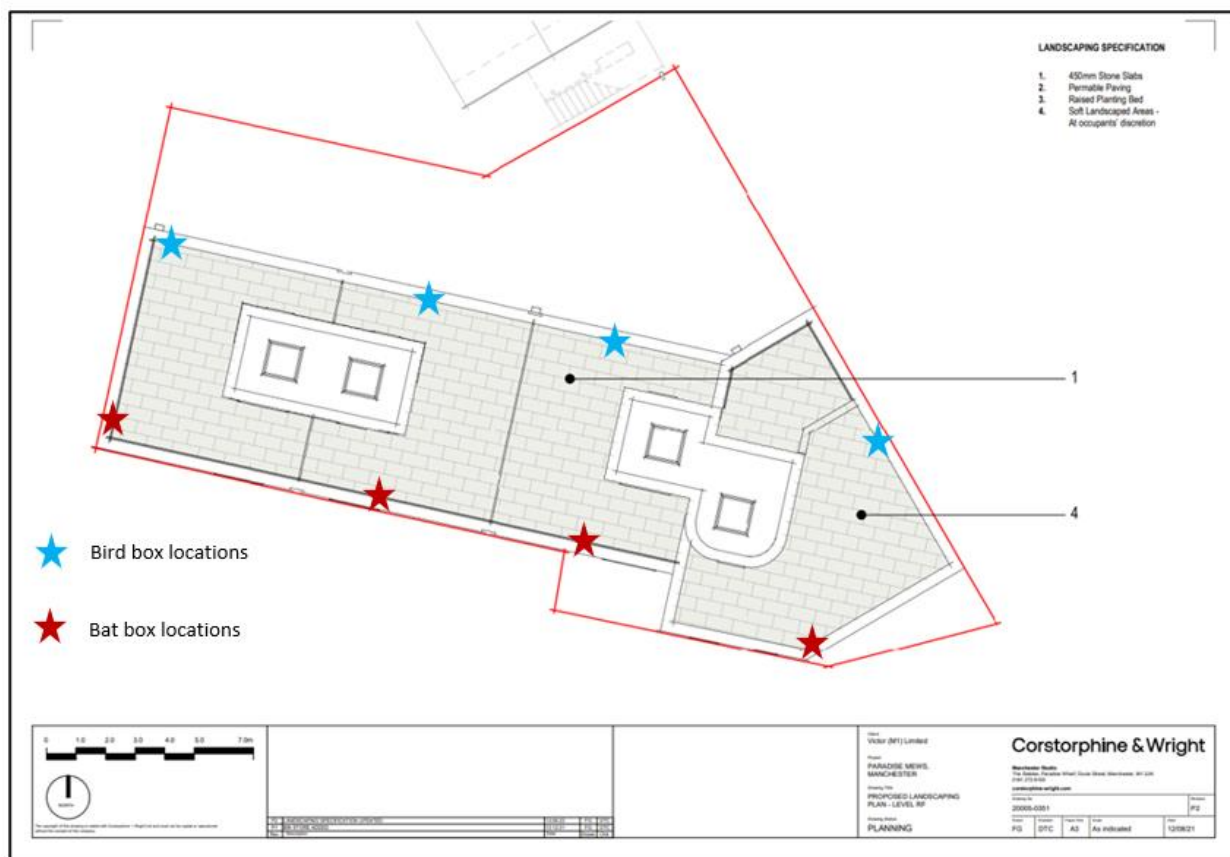


Figure 3 showing the proposed locations for bird boxes and bat boxes