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06 June 2024

Devonshire Street & Cloverdale Crescent – Discharge of Condition Application

Dear Sir / Madam,

This letter has been prepared by Eden Planning & Development Ltd (the Agent) on behalf of Jigsaw Homes North Ltd (the Applicant). It supports an application for the approval of details reserved by Condition 23 and 24 attached to planning permission 138482/FO/2023 at Land at Junction of Devonshire Street & Coverdale Crescent, Manchester (easting: 385756, northing: 396761).

Planning Permission

Full planning permission was granted on 13 March 2024, for:

> *"Erection of a two-storey block of 24 apartments (Supported Housing) with ancillary communal space, associated vehicular access, car parking, landscaping and boundary treatment."*

Condition 23

The Condition states:

"No site clearance works, including works to trees or shrubs, shall commence between 1 March and 31 August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation that no bird nests are present has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to policy EN15 of the Manchester Core Strategy (2012)"

To address the condition, we enclose the following document:

- Report of Nesting Bird Survey dated 6 June 2024 (produced by Arbtech).

The nesting bird survey was completed by two suitably experienced ecologists on 5 June 2024 whereby there were no specific limitations to conducting the survey.

The report concludes that there was no evidence of nesting birds found on site, therefore the removal of the hedgerows and trees along the northern and eastern boundaries can commence. In terms of recommended precautions, if an active nest is found during work, the nest will be retained and at least a 5m buffer will be created between any machinery and active nests until the young have fledged.

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Condition 24

The Condition states:

"Prior to the commencement of development (including ground works and vegetation clearance), a reasonable avoidance measures method statement for hedgehog and other wildlife covering the site clearance and construction phases of the development shall be submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved measures.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012)."

To address Condition 24, we enclose the following document:

- Ecological Management Plan (EMP) dated 25 April 2024 (produced by Arbtech).

The EMP outlines detailed procedures to satisfy the requirements set out within Condition 24 of 138482/FO/2023 which are summarised below. Further detail can be found within the supporting EMP.

Hedgehog and other terrestrial mammals

The following recommendations are given to mitigate against potential harm to hedgehogs, badgers and other mammalian fauna during the development work:

- The work zone will be checked for wildlife prior to works commencing;
- Any inadvertently injured wildlife will be taken to an appropriate local wildlife carer vet;
- Any trenches dug will ideally be backfilled before contractors leave or covered at night and will be checked for wildlife before backfilling;
- Security lighting will be directed away from undergrowth and vegetated site boundaries;
- Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations.

Bats

Bat roosts are not expected to be directly impacted by the development, nonetheless the EMP provides a lighting strategy to minimise disturbing potential commuting and foraging bats.

Birds

As per the EMP, vegetation clearance, topsoil stripping and other activities should be undertaken outside the core nesting period 1st March to 31st August. Nonetheless, as this timeframe cannot be avoided, a nesting birds check of the vegetation (and any remaining or regrowth vegetation from earlier cuts) should be undertaken. A nesting bird check of the vegetation has been undertaken in line with Condition 23 detailed above.

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Reptiles and Amphibians

The EMP highlights that the site is deemed to be of very low value for both reptiles and amphibians on the site. Nonetheless, a pre-development vegetation clearance will aid in dispersing any reptiles or amphibians present on site. A qualified ecologist will be present during this process and vegetation works will take place outside the typical hibernation period for reptiles and amphibians. The EMP provides further detail on the aforementioned vegetation clearance works.

Summary

The subject Discharge of Conditions application has been lodged via the Planning Portal [ref: PP-13129126]. The application fee of £145 (+ £70 service charge) has been paid via the planning portal.

We trust that this submission is sufficient to register this application and discharge Conditions 23 and 24 attached to 138482/FO/2023 relating to Land at Junction of Devonshire Street & Coverdale Crescent.

Should you require any further information, please contact us.

Yours sincerely,

Nicole Roe MRTPI
DIRECTOR