

The Enterprise Centre,
Wythenshawe
Discharge of Conditions 7 & 9
(Biodiversity Enhancements &
Invasive Species Methods
Statement)

137919/FO/2023



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Discharge of Conditions

Background

Rachel Hacking Ecology Ltd was commissioned in 2023 by Wythenshawe Community Housing Group to provide ecology consultancy services in connection with a proposed development at The Enterprise Centre, 34 Benchill Road, Wythenshawe, Manchester, hereafter referred to as the 'site'. The site received full planning permission from Manchester City Council in 2023 for the erection of 9 two storey houses, 2 bungalows, 2 two storey apartment buildings together with associated landscaping, car parking and boundary treatments following the demolition of the existing building (planning reference 137919/FO/2023). As part of the planning permission, several conditions were attached. Condition 7 relates to the provision of biodiversity enhancements. Condition 9 relates to the provision of a method statement for the control and prevention of the spread of invasive species (Hollyberry Cotoneaster).

Legal Context

Hollyberry Cotoneaster is included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to plant or otherwise cause it to grow in the wild.

Previous Survey Effort

The site was surveyed in 2023 by Rachel Hacking Ecology Ltd. A Daytime Bat Survey was undertaken on the site. During this survey, Hollyberry Cotoneaster *Cotoneaster bullatus* was discovered on site. It was also determined that several provisions to enhance biodiversity could be incorporated into the development.

Condition Wording

Condition 7 states: *"Above grounds works shall not commence until details of biodiversity enhancements (e.g. 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".*

Reason: *"To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy".*



Condition 9 States: *“No site clearance or vegetation removal should be undertaken until a method statement for the control and prevention of the spread of invasive species has been submitted to and approved by the City Council as Local Planning Authority. The approved method statement shall be followed in full”.*

Reason: *“To prevent the spread of invasive species, pursuant to the Wildlife and Countryside Act 1981”.*

Condition 7: Biodiversity Enhancements

Bird Boxes

The following bird boxes will be installed on site:

- 12 x Vivara Pro WoodStone Swift Nest Box¹ (or similar)

The bird boxes will be positioned at a minimum height of 5 metres from the ground. The boxes will be positioned facing northeast to northwest. The boxes must be incorporated into the brickwork during construction, ideally at the top course or gable apex.

These boxes have been shown to be beneficial to a number of birds of conservation concern, including Swift, House Sparrow and Starling.

Bat Boxes

The following bat boxes will be installed on site to provide roosting habitat for bats:

- 6 x SKU Integrated Eco Crevice Bat Box² (or equivalent).

The boxes will be positioned facing southeast to southwest. The boxes must be incorporated into the brickwork during construction, ideally at the top course or gable apex.

Bat boxes should not be placed directly above windows or doorways. Bat boxes should not be illuminated by security lights.

The bat boxes will provide roosting opportunities for common species such as Common Pipistrelle and Soprano Pipistrelle.

Bee Bricks

The following bee bricks will be installed:

- 6 x Green&Blue Bee Brick³ (or equivalent).

¹ https://swift-conservation.org/swift_bricks.htm

² <https://www.wildcare.co.uk/integrated-eco-bat-box-crevice.html>

³ <https://www.greenandblue.co.uk/products/bee-brick?variant=25624472617060>



Bee bricks should be installed within the brickwork during construction. They should face south to southeast to maximise sun exposure. Mounting height should be 1 – 1.5m above ground level.

The bee bricks will provide opportunities for solitary bees and wasps, and other pollinator insects.

Condition 9: Invasive Species

Risks

Construction works can result in the spread of Hollyberry Cotoneaster through the movement of soil or arisings from vegetation clearance. It may also be spread if seeds or soil containing seeds are transferred through the movement of vehicles, plant, and machinery (e.g. on the tracks of excavators).

Control Measures

The following method statement will be implemented throughout the site clearance and development works.

- A copy of this method statement will be available at all times on site.
- All work personal involved in site clearance and excavation will read this method statement prior to works commencing.
- Prior to commencement of work, site contractors will be given a toolbox talk on Hollyberry Cotoneaster, including how to recognise it, its legal status and what to do if they encounter it on site.
- Prior to the commencement of works on site, the works area, including access routes and compounds, will be surveyed for the presence of Hollyberry Cotoneaster by a suitably qualified ecologist. Should Hollyberry Cotoneaster be found, the site manager will be informed, and locations will be mapped. Areas not set to be affected by development where Hollyberry Cotoneaster is present should be fenced off. Areas where excavation/clearance will be occurring will follow the steps below.
- The Hollyberry Cotoneaster plants will be excavated carefully to ensure all root material is removed. The excavated plant material will either be chipped on site or bagged and transferred to a licensed waste disposal site. Any soil which may contain root fragments or seeds will be treated as contaminated waste and either retained on site or bagged and transferred to a licensed waste disposal site.
- Plant and machinery will be washed down before being moved to another site.



Appendix 1 – Proposed Bird and Bat Box Locations



Figure 1 showing proposed locations for bat boxes (blue circles), swift bricks (yellow diamonds) and bee bricks (red stars).