

Xaverian College, Manchester

Discharge of Condition 12

(Ecological Enhancement Strategy)

137030/FO/2023



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Discharge of Condition

Background

Rachel Hacking Ecology Ltd was commissioned in 2023 by AA Projects to provide ecology consultancy services in connection with a proposed development at Xaverian College, Manchester. The site received full planning permission from Manchester City Council in 2023 for "*Erection of a three storey Class F1 (a)(Provision of education) building together with the reconfiguration of the existing car park, and associated landscaping following the demolition of the existing Sunbury building*" (planning reference 137030/FO/2023). As part of the planning permission, several conditions were attached. Condition 12 relates to the provision of an ecological enhancement strategy.

Condition Wording

Condition 12 states: "*Within three months of the commencement of development details of an ecological enhancement strategy for the site together with a timescale for its implementation shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details*".

Biodiversity Enhancement Scheme

Bat Boxes

Two bat boxes will be installed on the new building at the locations shown at Appendix 1. The recommended model is Schwegler 1FQ¹ (see Figure 1). The boxes will provide roosting opportunities for species of bat found in the locality (e.g. Common Pipistrelle and Brown Long-eared). The boxes do not require any maintenance but should not be subject to artificial illumination. Bat boxes should be installed during construction as high level access will be required.

¹ <https://www.wildcare.co.uk/bat-box-75.html>





Figure 1 showing Schwegler 1FQ bat box

Bird Boxes

Two bird boxes will be installed on the new building at the locations shown at Appendix 1. The recommended model is Schwegler 1SP Sparrow Terrace² (see Figure 2). The boxes will provide nesting opportunities for House Sparrow, which is present locally. The boxes can be cleaned out in October-February by opening the front panel, although this is not strictly necessary. Bird boxes should be installed on construction as high level access will be required.

² <https://www.wildcare.co.uk/schwegler-1sp-sparrow-terrace.html>



Figure 2 showing Schwegler 1SP bird box

Planting

Areas of new planting will be created³. Native and non-native herbaceous perennials and flowering shrub species will bring diversity to the species assemblage and encourage pollinating invertebrates. The species recommended will flower at different times of year, prolonging the season of nectar and pollen provision. Recommended species include:

Climbing Plants

- Ivy *Hedera helix*
- Honeysuckle *Lonicera* sp. (west facing, roots in shade ideally)
- Passion Flower *Passiflora caerulea* (south- or west-facing)
- Winter Jasmin *Jasminum nudiflorum*
- Boston Ivy *Parthenocissus tricuspidate*

Mid-Level Plants

- Acer *Palatum Ginnala*
- Red Robin *Photinia* sp.

³ Stiwido Owens Ltd. Soft Landscape Design Drawing No. 713-STO-00-00-DR-L-0005 P02.

Low Level Plants

- English Lavender *Lavandula angustifolia* (south-, east- or west-facing)
- Allium *Allium* sp. (sunny position)
- Hebe *Hebe* sp. (sunny position)
- Calamint *Nepeta* sp. (sunny position)
- Salvia *Salvia nemorosa* (sunny position)
- Purple Top *Verbena bonariensis* (sunny position)
- Lesser Knotweed *Persicaria affinis* (shade tolerant)
- Chinese Anemone *Anemone hupehensis* (shade tolerant)
- Hardy Geraniums *Geranium* sp. (shade tolerant)
- Japanese Spurge *Pachysandra terminalis* 'green sheen' (shade tolerant)

Planting should be undertaken in late-spring or early-autumn on completion of construction by experienced landscape contractors using peat-free soil. New plants should be watered regularly until established and any specimens that do not survive should be replaced.



Appendix 1: Bat and Bird Box Locations



Figure 3 showing proposed locations of bat boxes (red stars) and bird boxes (blue stars)

Appendix 2: Soft Landscape Design

