

Technical Note – Condition 8

Scheme No. & Name	220033255 EP – Barlowmoor Clen Gas Governor
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Reviewer	Caroline Morris (Director)
Revision	01
Date of Issue	July 2023

1.1 Introduction

1.1.1 Dalcour Maclaren (DM) was commissioned by Cadent Gas Limited (hereafter ‘Cadent’) to assist with the discharge of planning conditions associated with application: 135733/FO/2022.

1.1.2 The development is for the installation for a replacement kiosk required to house a new gas governor (following demolition of the existing asset), including installation of replacement weldmesh palisade fencing.

1.1.3 Condition 8 of the decision notice (ref: ufm21) states:

“Prior to the first use of the equipment housed within the hereby approved Kiosk building, details of biodiversity enhancements to be installed shall be submitted to and approved in writing by the City Council. The submitted scheme shall set out the method in which the biodiversity enhancements are to be secured and timescales for their implementation.

Reason – Pursuant to biodiversity enhancement, in accordance with policy EN15 of the Core Strategy and National Planning Policy Framework.”

1.1.4 The purpose of this technical note is to provide the details of the biodiversity enhancements to be installed, the method in which they are to be secured and the timescales for which they will be implemented.

1.1.5 The biodiversity enhancements provided in this technical note are guided by the Greater Manchester Biodiversity Action Plan 2009.

1.2 Location of Enhancements

1.2.1 Following agreement with the planning officer in email correspondence dated 19th June 2023, given the limited opportunity for enhancement within the operational site, biodiversity enhancements will take place within the

grounds of the adjacent Manchester Crematorium. This has been agreed with the relevant landowner.

- 1.2.2 The following section provides details of the biodiversity enhancements to be provided within the Manchester Crematorium; with the exception of habitat piles which will be located within the site compound, and the species that will benefit from these enhancements.

1.3 Biodiversity Enhancements

Habitats

- 1.3.1 As part of condition 7 of the decision notice, separate to the condition being discharged as part of this application, Cadent have committed to providing a tree replacement scheme within the adjacent Manchester Cemetery.
- 1.3.2 The trees that will be planted will be native and of local provenance. Suitable species for lowland broadleaved planting in the Greater Manchester include:
- **Ash** (*Fraxinus excelsior*)
 - **Birch; silver and downy** (*Betula* spp.)
 - **Holly** (*Ilex aquifolium*)
 - **Rowan** (*Sorbus aucuparia*)
 - **Common oak** (*Quercus robur*)
 - **Hawthorn** (*Crataegus monogyna*)
 - **Hazel** (*Corylus avellana*)
 - **Crab apple** (*Malus sylvestris*)
 - **Wych elm** (*Ulmus glabra*)
 - **Goat willow** (*Salix caprea*)
- 1.3.3 As agreed with Manchester City Council's Arbor Team, the trees will be planted between November and March. Trees planted within this time have a higher success rate in becoming established.

Bats

- 1.3.4 Notable species of bat listed in the Greater Manchester Habitat Action Plan 2009 for Urban Managed Greenspace are:
- **Pipistrelle** (*Pipistrellus pipistrellus*)

- 1.3.5 A Preliminary Ecological Appraisal (PEA) of the development site was undertaken in August 2022 by Enzygo Ltd. The PEA identified two trees that were assessed as potentially providing “Low suitability” for roosting bats.
- 1.3.6 A total of 5 bat boxes will therefore be placed in trees to enhance local biodiversity. These will be 2F Schwegler Bat Box (General Purpose) or similar.
- 1.3.7 These bat boxes will be sited in semi-mature or mature trees at a height of 3m-6m. They will be sited away from artificial light sources and sheltered from strong winds and exposed to the sun for part of the day (ideally south, south-east or south-west). They will be placed in a group with the openings facing different directions within 2-3 adjacent trees to provide a variety of micro-habitats.

Birds

- 1.3.8 Notable species of bird listed in the Greater Manchester Habitat Action Plan 2009 for Urban Managed Greenspace are:
- **Song thrush** (*Turdus philomelos*)
 - **Bullfinch** (*Pyrrhula pyrrhula*)
 - **Goldfinch** (*Carduelis carduelis*)
 - **Greenfinch** (*Chloris chloris*)
 - **Treecreeper** (*Certhia familiaris*)
 - **Nuthatch** (*Sitta europaea*)
 - **House martin** (*Delichon urbicum*)
 - **House sparrow** (*Passer domesticus*)
 - **Swift** (*Apus apus*)
- 1.3.9 A search of the local environment records centre identified records of song thrush, bullfinch, and house sparrow.
- 1.3.10 As such a total 15 bird boxes with a variety of opening styles and hole diameters to encourage occupation from different species. Styles will include:
- 3 x 25mm hole for blue tits
 - 3 x 28mm hole for great tits
 - 3 x 32mm hole for house sparrows and nuthatches
 - 3 x 45mm hole for starlings

- 3 x 100mm open front for robins and pied wagtails

1.3.11 The bird boxes will be sited in individual semi-mature or mature trees and at heights between 2-4m. They should be placed with the entrances facing between north and east to avoid the prevailing wind and exposure to intense sunlight.

Habitat Piles

1.3.12 Habitat piles should be created from arisings that are created during landscape maintenance of the site compound. These should be made up of grass clippings, brash and clippings that are created during maintenance activities.

1.3.13 The location of the habitat piles will be agreed through landowner consultation to ensure that they do not present an obstruction to the operational activities on site or pose a risk for health and safety. However, these should be placed as close as is feasibly possible to the site compound boundaries.

1.3.14 All arisings should be placed on top of the piles and allowed to break down naturally in-situ.

1.3.15 Where possible the habitat piles should be layered with grass clippings placed on top of brash, to allow cavities to form within the piles.

1.3.16 These habitat piles will provide habitat for nesting birds, invertebrates, small mammals, amphibians and reptiles.

1.4 Method of Securement

1.4.1 Cadent will be responsible for the securement, installation and long-term maintenance of the material for all biodiversity enhancements. However, they hold the right to delegate this to an appropriate subcontractor where necessary.

1.4.2 Cadent have committed to the long-term maintenance of these biodiversity enhancements for a period of three years.

1.5 Timescales for Implementation

Ecological feature	Prescription	Timings	Notes and Comments
Habitats	As part of a separate condition, condition 7, a tree replacement scheme will take place off-site at The Manchester Crematorium.	Between November and March	See section 1.3.2. for a list of lowland deciduous tree species appropriate for the Greater Manchester area.
Birds	A total of 15 nest boxes of various sizes to be placed off-site at The Manchester Crematorium within trees.	Installed during construction	- See section 1.3.10 for a list of sizes that will be installed. - These bird boxes will be sited in separate trees and at heights of 2-4m and facing between north and east.
Bats	A total of 5 bat box will be placed within trees off-site at The Manchester Crematorium.	Installed during construction and left undisturbed.	- These bat boxes should be a 2F Schwegler Bat Box (General Purpose) or similar. - These bat boxes should be sited at a height of 3-6m, away from artificial light and sheltered from strong winds and exposed to the sun for part of the day (ideally south, south-east or south-west). - They will be placed in a group with the openings facing different directions within 2-3 adjacent trees to provide a variety of micro-habitats.
Habitat piles	Arising from landscape maintenance to be left in piles within the site compound.	During landscape maintenance on site while operational.	- Grass clippings, brash and clippings layered in piles in suitable location within the site compound and added to over time. - Sited as close to site boundary as possible. - Allowed to break down naturally in-situ.