St Gabriels, Oxford Place,

Manchester

Discharge of Condition 19 -

135278/FO/2022

RACHEL
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ECOLOGY

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Project Title	St Gabriels, Oxford Place, Manchester
Project Reference	RHE.3585.03
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Revision			

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Discharge of Condition

Background

Rachel Hacking Ecology Limited was commissioned in 2023 by McLaren Property Limited to provide ecological consultancy for a proposed development at St Gabriels Hall, Oxford Place, Manchester, hereafter known as the 'site'. The site received full planning permission from Manchester City Council in March 2023 for the erection of part 4-storey and part 5-storey buildings, along with the refurbishment of the existing buildings to form student accommodation, associated parking areas and landscaping, with some demolition of existing buildings (planning reference: 135278/FO/2022). As part of the planning consent, a number of conditions were imposed, including Condition 19, which deals with the protection of mammals during the development.

This document aims to discharge Condition 19

Condition Wording

Condition 19 states: "*Prior to any site clearance or earthworks a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing 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 and to comply with policy EN15 of the Manchester Core Strategy*."

Reasonable Avoidance Measures Method Statement

To reduce the risk of Hedgehog and other mammals being killed or injured, the following measures will be followed:

Vegetation Clearance

- Immediately prior to works commencing on the site, a suitably qualified ecologist will survey the works area and will note any features that could be used as shelter by mammals (e.g. logs, rocks, or brash piles). These features will be carefully moved and checked for animals beneath.

- At the same time as the above, site contractors will be given a toolbox talk on the methods to be followed during vegetation clearance.

- Vegetation clearance will comprise a two-stage cut. The first cut will reduce vegetation to 20cm height using handheld strimmers/brushcutters, as opposed to tractor-mounted flails. After this first cut, arisings will be removed and disposed of off-site.

- After at least 24 hours the second cut will be made with hand-held strimmers/brushcutters to reduce vegetation to ground level. After this second cut, arisings will be removed and disposed of offsite.

- Cleared areas will be maintained as bare ground during the period of construction to prevent wildlife reinhabiting the area.

Construction/Demolition

- Any areas of excavation will be securely covered overnight with boards to prevent mammals from entering the excavation, or a plank will be provided within the excavation to allow the escape of any animals that may have entered. Upon return in the morning, such excavations will need to be checked for any wildlife that may have entered.

- Any materials used on site should be stored on a pallet and covered with sheeting. Material should be stored on bare ground as opposed to vegetated areas, to reduce the risk of them being used by sheltering wildlife.

- Any pipes or containers used on site should be capped to prevent any wildlife from entering.

- If any mammals are encountered during works, they should be left to move away on their own.

- If they do not move on, a suitably qualified ecologist should be contacted to provide advice.