

PA 133746/FO/2022 - Ecology Response

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Wed 01/06/2022 15:54

To: Robert Griffin <robert.griffin@manchester.gov.uk>

Dear Robert

Thank you for your consultation on the above application at Parrs Wood Lane .

As you are aware the information submitted with the application includes an preliminary ecological appraisal. The appraisal found the site to be generally of negligible ecological value being largely hardstanding and a car park.

The proposal does include the loss of some trees and therefore the only issue would be associated with nesting birds and the clearance of tree and scrub during the bird breeding season. We would therefore recommend that the following condition be attached to any permission, should it be granted:

No removal of or works to any trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

We would expect any such scheme to include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework. We would therefore recommend that the following condition be attached to any permission, if granted:

A scheme for the Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Should you have any queries relating to this advice, please do not hesitate to contact me again,

Yours sincerely

Suzanne

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