

Application number: 130846/FO/2021

16 SAXON STREET, MANCHESTER, M40 7BY

**ERECTION OF 2NO SEMI-DETACHED HOUSES (CLASS C3) WITH
ASSOCIATED PARKING AND EXTERNAL WORKS FOLLOWING
DEMOLITION OF EXISTING DWELLINGHOUSE**

Condition 13

Prior to first occupation of the dwellinghouses hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Discharge Details

A Preliminary Bat Roost Assessment and General Ecological Statement was provided by Pennine Ecological on the 9th November 2020. A subsequent Dusk Bat Survey was also provided in June 2021.

They concluded,

“No evidence of protected or notable habitats and species was recorded on site. There is no potential for the unmanaged garden area to support protected or notable habitats and species.”

No bats were found on site during the demolition therefore the ecological consultant recommended ways to enhance the development for bats.

The recommendation the development is incorporating is to provide an externally fitted bat box. The specification will be an Eco Kent Bat Box with waterproof outer shell. This will be fixed below the verge on the west wall away from any window openings.