

16th February 2023

BIODIVERSITY ENHANCEMENT SCHEME FOR 4B ALBANY ROAD, CHORLTON, MANCHESTER

BACKGROUND

Rachel Hacking Ecology Limited was commissioned in 2023 by Bowsall Developments Limited to produce a Biodiversity Enhancement Scheme for 4B Albany Road, Chorlton, Manchester (O.S. grid reference: SJ 81776 94271). The site will be the subject of a planning application for a 40-unit apartment scheme.

Biodiversity in Planning

Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.

BIODIVERSITY ENHANCEMENT SCHEME

Bird Boxes

The following bird boxes will be integrated into the fabric of the building as it is being built to provide nesting habitat for bird species:

- 2 x **Vivara Pro WoodStone House Sparrow Nest Box** (or similar).
- 2 x **Vivara Pro WoodStone Build-in Open Nest Box** (or similar).

The bird boxes will be positioned at a minimum height of 3 metres. None of the boxes will be positioned facing south. Indicative locations are shown on Figure 1 (page 3).

Bat Boxes

The following bat boxes for crevice dwelling bats such as Common Pipistrelle *Pipistrellus pipistrellus*: will be integrated into the fabric of the building as it is being built:

- 2 x **Habibat 001 Bat Brick** (or similar) will be erected onto the external facade of the building.

The bat boxes will be positioned at a minimum height of 4 metres, at the eaves of the roof, and if possible, on the south-facing elevation. Bat boxes should be installed away from potential predation risks and not directly above windows or doorways. The bat boxes must remain in darkness with no artificial light-spill affecting them. Indicative locations are shown on Figure 1 (page 3).

Invertebrates

New buildings on site will include integral bee bricks to provide nesting opportunities for solitary bees such as the Mason Bee. Three bee bricks will be installed on south facing walls, at least 1m high and close to flowering plants. Indicative locations are shown on Figure 1.

Sensitive Lighting Scheme

It is important that bat foraging routes are protected from artificial lighting which would impact on the flight patterns of the bats. Artificial lighting schemes should be designed to avoid excessive lighting or directly illumination of bat roosts and/or existing vegetation on the site. To this effect, it is recommended that artificial light-spill is no greater than 3 Lux on these areas.

Hedgehog Holes

Holes are to be cut into any fences, including those on the boundaries to allow for commuting hedgehogs. The holes will measure approximately 13cm x 13cm (5" x 5") and located approximately every 5 metres.

Native Planting

Amenity grassland should be replaced with a flowering lawn mix (Emorsgate EL1 or Naturescape N14). Any introduced flower and shrub beds on site should include a variety of native and non-native flowering species to bring diversity to the species assemblage and encourage pollinating invertebrates. Shrub species could include:

- Guelder Rose *Viburnum opulus*
- Mock orange *Philadelphus* spp.
- Garden Lavender *Lavandula angustifolia*
- Heathers *Calluna* or *Erica* spp
- Hebe *Hebe* spp.
- Oregon-grape *Mahonia aquifolium*
- Skimmia *Skimmia japonica*
- Mezereum *Daphne mezereum*.

Brash/Deadwood Piles

Cords of logs (>10cm diameter) located in dappled shade and partially buried provide habitat for a range of invertebrate species. The log pile can be any dimension depending on the location.





Summary

The proposed enhancements detailed above will provide valuable wildlife habitats and achieve biodiversity gain on the site. The mixture of species and varieties, both native and non-native, will provide a sustained pollen and nectar source and cover and foraging habitat for a variety of wildlife. The bird, bat boxes and bee bricks will provide nesting and resting habitats and the fence gaps will enable Hedgehogs to commute and forage within the site.

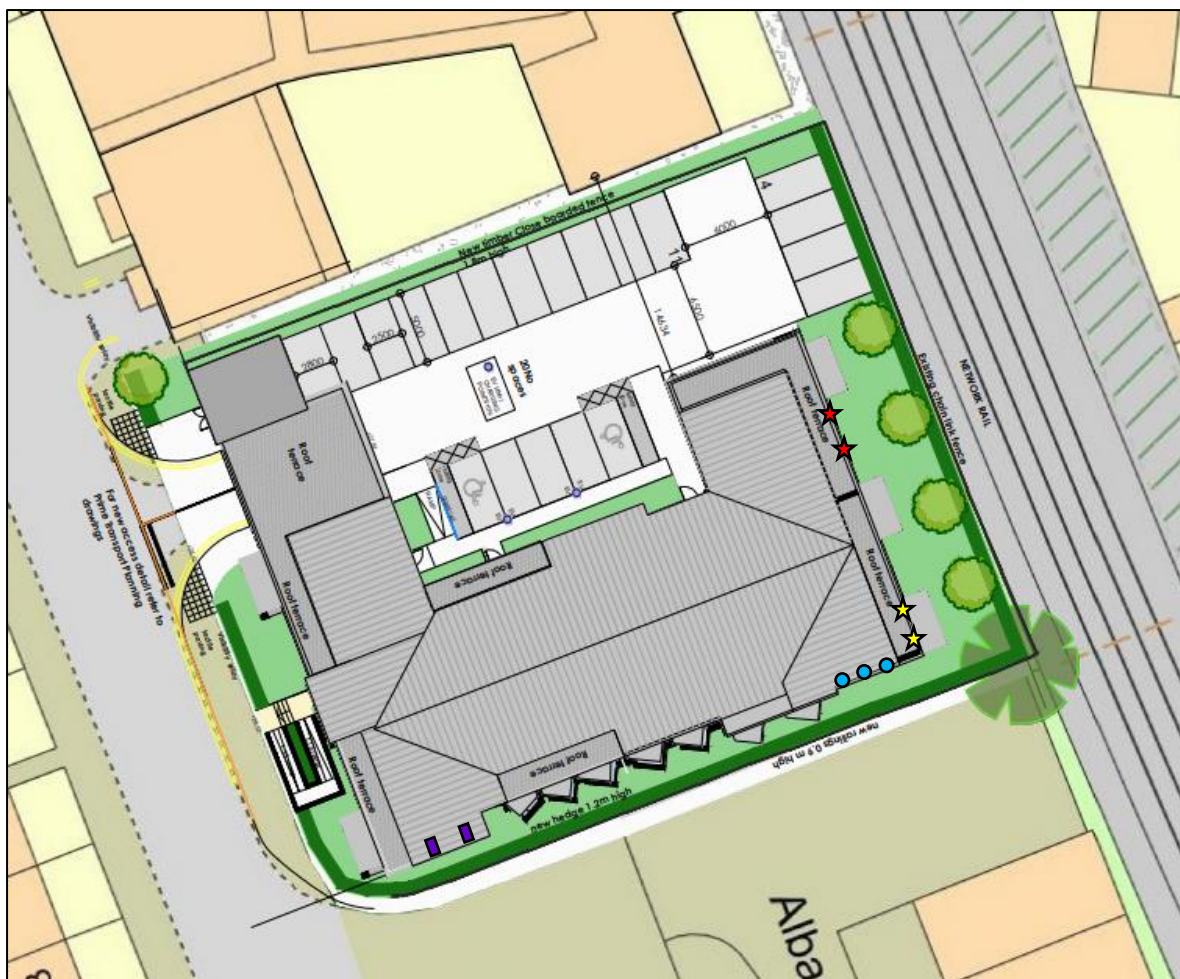


Figure 1 showing the indicative locations of the bat boxes (purple rectangles), house sparrow boxes (red stars), build-in open nest box (yellow stars) and build-in bee bricks (blue circles).

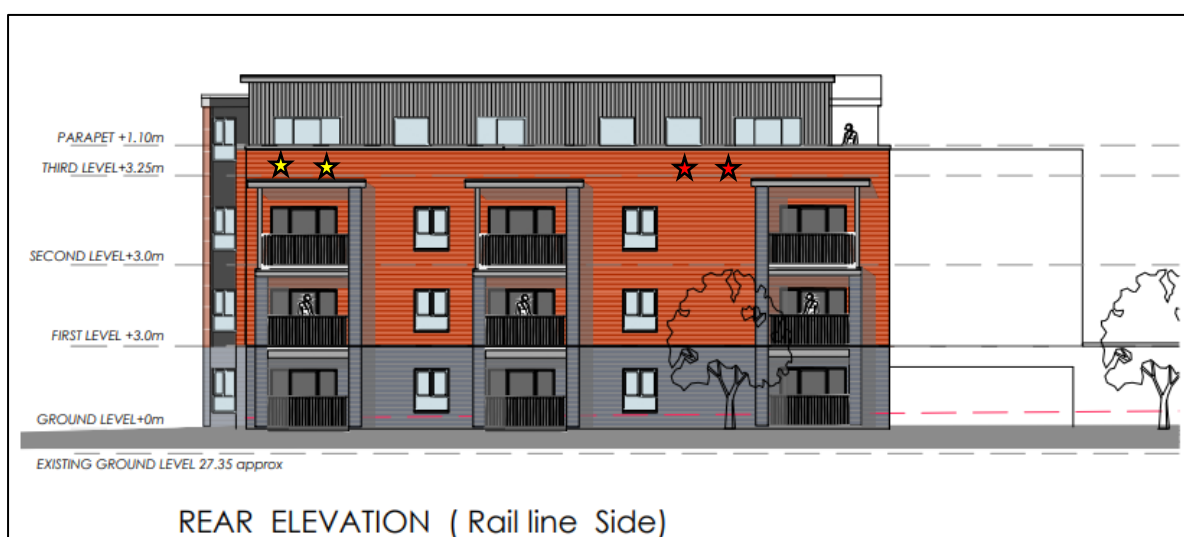


Figure 2 showing the indicative locations of the bird boxes, house sparrow boxes (red stars) and build-in open nest box (yellow stars).





Figure 3 showing the indicative locations of the bat boxes (purple rectangles) and bee bricks (blue circle).

