



Kingdom Ecology

7 Speke Road • Woolton

Liverpool • L25 8QA



077 998 44249

enquiries@kingdomecology.com

www.kingdomecology.com

6th July 2022

To whom it may concern,

**Ecological Mitigation and Enhancement Plan- Land To The North Of
Longstone Road, Manchester, M22 5LB**

Planning Ref- 131453/FO/2021

Introduction

The development will comprise of the Erection of 4 no. industrial units with ancillary office space (B8 use), with associated landscaping, car parking, bin and cycle stores. Full planning permission for the development has been granted by Manchester City Council (Application Number- 131453/FO/2021).

Conditions 32 of the above permission state:

32. Notwithstanding the details of the hard and soft landscaping treatment scheme as set out within the approved drawing references: 5011 01 LANDSCAPE GA and 5011 02 LANDSCAPE SOFTWORKS, a further plan indicating biodiversity enhancement to be made shall be submitted within one month of the grant of consent. Landscaping and biodiversity enhancements shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

To address the ecological requirements of this condition, an appropriate ecological mitigation and enhancement scheme for the site has been devised (see below) by Richard Roe (BSc, MSc, MCIEEM, CEnv). Richard has over 20 years' experience as a professional ecologist.

Landscaping proposals

As part of the development proposals, it has been assumed that the full site interior will be cleared apart from a thin band of scrub habitat located on the opposite side of a watercourse that runs around the site perimeter (172m² of scrub retained in total).

The landscaping plan includes proposals to enhance the biodiversity value of the final development. This will include new areas of wildflower grassland; an area Brown roof the site bike sheds; new native woodland edge planting and inclusion of 24 small, native trees.

Full details of these proposals can be found within the site's approved landscaping plan (5011 01 LANDSCAPE GA and 5011 02 LANDSCAPE SOFTWARES).

A copy of the Landscaping plan is provided in the Appendix.

Bat and Bird Nesting Provision Proposals

It is recommended that the development is enhanced for breeding birds and bats. This can be achieved through the installation of appropriate bird nest and bat roosting boxes onto the walls of one of the proposed new industrial units. It is considered appropriate to provide bird nest boxes for house sparrows and bat roosting boxes providing suitable roosting habitat for pipistrelle bats.

It is recommended that the bat and bird boxes are installed on the southwest face of the westerly of the two units. This location faces towards an area of scattered oak trees and an adjacent brook located immediately beyond the site boundaries. This area will be away from artificial lighting and will offer suitable bat and bird foraging habitats..

The bat and bird boxes should be attached to the external cladding of the industrial unit and be retained permanently on the building structure. It is recommended that 6 x Sparrow Nest Boxes (e.g. Vivara Pro WoodStone House Sparrow Nest Box) and 2 x bat boxes (e.g. Beaumaris Woodstone Bat Box) are built onto the proposed new building.

The bat and bird boxes should be situated as high as possible and at a minimum height of 4m.

Recommended locations for the bat and bird boxes are shown on Figure 1 in the Appendix. Suitable bird and bat box models are shown in the Appendix. Any deviations from the recommended bat and bird box models for other suitable alternatives (e.g. if preferred model is not available), should be agreed first with an appropriately qualified ecologist.

Lighting proposals for the site will need to ensure that the bat box locations are not illuminated by any artificial lighting.

Suitable Bird and Bird Box Models

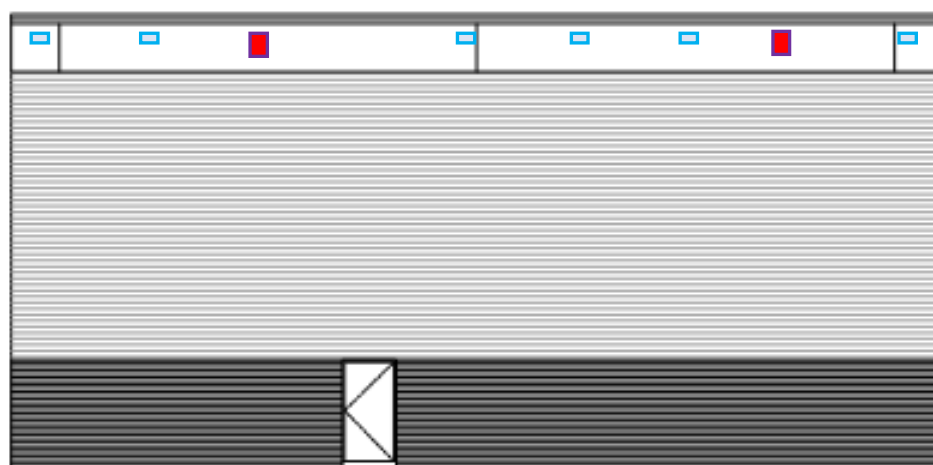
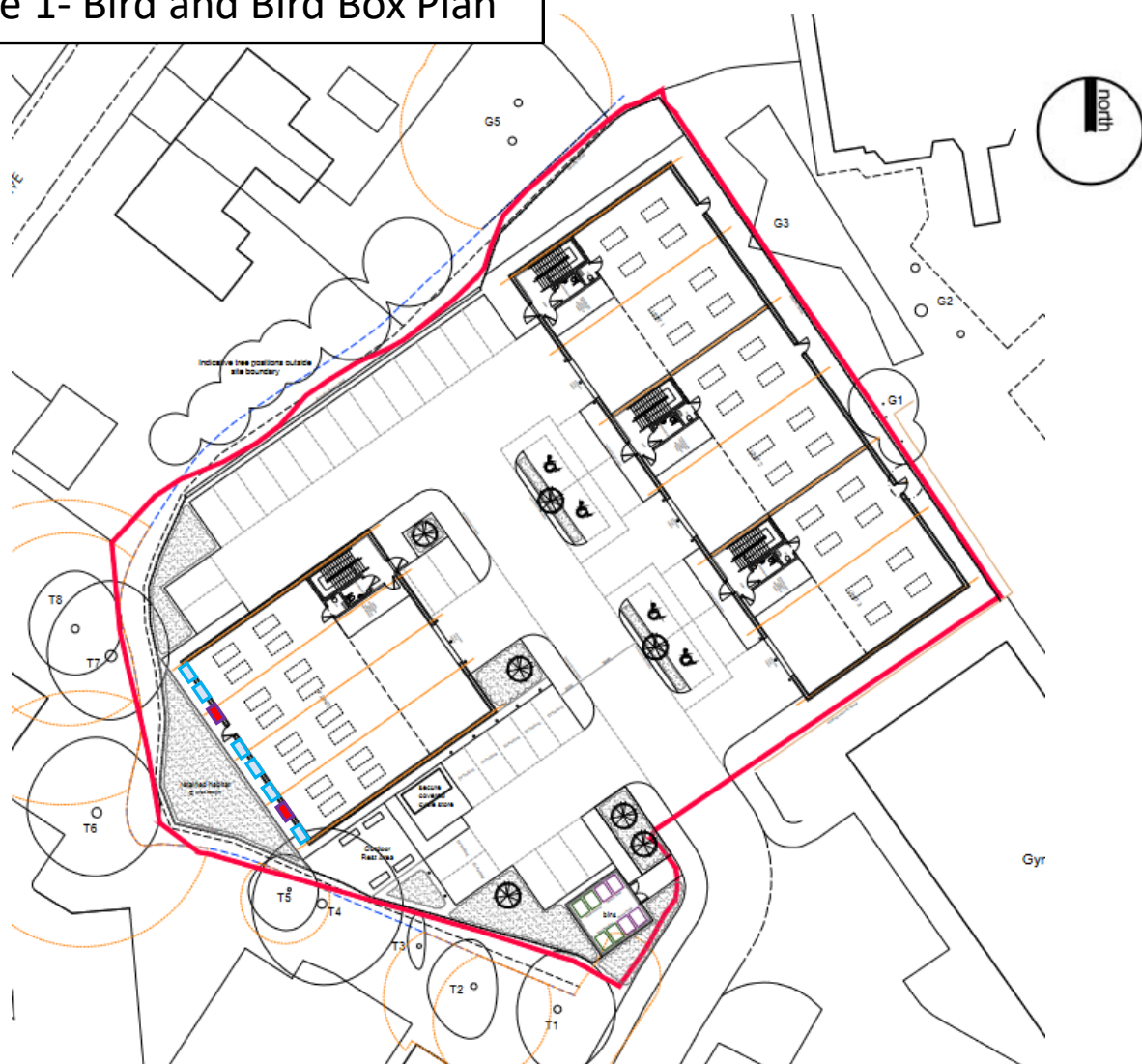
Vivara Pro WoodStone House Sparrow Nest Box



Beaumaris Maxi Woodstone Bat Box



Figure 1- Bird and Bird Box Plan



South west (rear) elevation of west unit

-  Bat Box Location
-  Sparrow Box



KEY LANDSCAPING - SOFT LANDSCAPE

- Proposed Native Multistem Tree in planting bed**
Species - Birch and Hazel 2 - 2.5m high. Where required to protect services & prevent heave, trees should be planted with a linear root barrier.
- Proposed Multistem Tree in open ground**
Species - Birch and Hazel 2 - 2.5m high
- Proposed Multistem Large Shrub**
Species - Cornus Kousa
- Proposed Native Woodland Edge Planting - Total Area 141m²**
Trees and shrubs to be planted in areas shown at 1.5 x 1.5m c/c to comprise locally native 60-80cm BR whips and 175-200cm feathered whips.
- Proposed Single Species Ornamental Hedge**
Hedges to be Yew planted as 40 Lt 80/100cm in pre grown troughs
- Proposed Ornamental Planting- Total Area 139m²**
Shrubs to be planted as 3L pots at 3-5 per sqm Mixture of ornamental / hardy shrubs suitable for site conditions to give white / green / purple colour palette.
- Proposed Wildflower Meadow - Total Area 402m²**
Areas to be seeded with Emorsgate EM3 Special General Purpose Meadow Mixture
- Proposed Native Bulbs- Total Area 31m²**
Areas as indicated to be planted with swathes of native bulbs to include snowdrop, bluebell and crocus
- Proposed Green roof to bin / bike store - Total Area 46m²**



DEP LANDSCAPE ARCHITECTURE LTD

2 COMMERCIAL STREET
MANCHESTER, M15 4RQ
T: 0161 2419878
E: info@dep.co.uk
W: www.dep.co.uk

Client

Quorum

Project

Ashbrook, Heald Green

Description

Soft Landscaping

Status

For Planning

Scale

1 : 200@A1

Drawn

BH

Job number

5011 02

Drawing number

Date

March 22

Revision

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All levels and dimensions to be checked on site by contractor prior to commencement; Any variations to be reported to the client. This drawing is to be read in conjunction with all others relating to the project and all information derived accordingly; any anomalies to be reported to the client. Do not scale from this drawing. Use figured dimensions only. Work shown on this drawings to be carried out in accordance with current British Standards and Codes of Practice.

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NATIVE WOODLAND MIX - Planted at 1 per sq.m and to be protected with spiral bound shrub guards					
SHRUBS					
Ca	Corylus avellana	BR	60-80	10%	14
Cs	Cornus sanguinea	BR	60-80	10%	14
Cmo	Crataegus monogyna	BR	60-80	20%	28
Ia	Ilex aquifolium	2L C	40-60	5%	7
Msy	Malus sylvestris	BR	60-80	5%	7
Rc	Rosa canina	BR	60-80	10%	14
Sn	Sambucus nigra	BR	60-80	10%	14
Vo	Viburnum opulus	BR	60-80	5%	7
TREES					
Bp	Betula pendula	Feathered whip	175-200	5%	7
Fs	Fagus sylvatica	Feathered whip	175-200	5%	7
Pa	Prunus avium	Feathered whip	175-200	5%	7
Qr	Quercus robur	Feathered whip	175-200	5%	7
Sau	Sorbus aucuparia	Feathered whip	175-200	5%	7

FEATURE TREE PLANTING					
Abb	Species	Size	Height (cm)	Root	Number
Ca ms	Corylus avellana	multi stem	200-250	RB	6
Bp ms	Betula pendula	multi stem	200-250	RB	16
ORNAMENTAL HEDGEROW					
Abb	Species	Size	Height (cm)	Density	Number
Tb	Taxus baccata	40L	80-100	1m trough	45
WILDFLOWER MIX (TOTAL AREA: 2703m2)					
Product		Area		Density	Kg
EM3 special general purpose meadow mixture		2703		4g/m2	0.0

BULBS			
Abb	Species	Size	Number
Gn	Galanthus nivalis	bulb	650
Hns	Hyacinthiodes non scripta	bulb	325
Ca	Colchicum autumnale	bulm	325

ORNAMENTAL SHRUB PLANTING				
Abb	Species	Size	Height (cm)	Density
Hr	Hebe rakaiensis	3L	40-50	4 sq.m
HmZ	Hydrangea macrophylla 'Zebra'	3L	20-30	3 sq.m
CAP	Choysia ternata 'Aztec Pearl'	3L	20-30	3 sq.m
EFEG	Euonymus 'Emerald n Gold'	3L	20-30	4 sq.m
Hy	Hebe youngii	3L	20-30	3 sq.m
Cc	Cornus canadensis	3L	40-50	5 sq.m
LaH	Lavandula angustifolia Hidcote	3L	20-30	4 sq.m
HRE	Hebe Red Edge	3L	30-40	4 sq.m
Ctr	Ceanothus thyrsiflorus repens	3L	30-40	4 sq.m
CK	Cornus kousa chinensis	35-45Lt		nr