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124094/FO/2019- DISCHARGE OF CONDITION 8c – HILL QUAYS APARTMENTS, COMMERCIAL STREET, MANCHESTER

Background

Rachel Hacking Ecology Limited was commissioned in 2021 by Cobe Consulting Ltd to discharge Planning Condition 8c, relating to creating and enhancing biodiversity for the approval of full planning permission for the construction of 12 apartments on the roof of the existing building. (124094/FO/2019).

Condition 8c

Condition 8c states: "*Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include green infrastructure*".

Species Planting

Planters have been incorporated into the design proposal in accordance with green infrastructure provision. Native and non-native herbaceous perennials and flowering shrub species will bring biodiversity enhancement to the site. The species recommended will flower at different times of year, prolonging the season of nectar and pollen provision. Recommended species include:

- English Lavender *Lavandula angustifolia*
- Skimmia *Skimmia japonica*
- Viburnum *Viburnam tinus*
- Hebe *Hebe* sp.
- Silver Bush *Convovulus cneorum*
- Calamint *Nepeta* sp.
- Salvia *Salvia nemorosa*
- Purple Top *Verbena bonariensis*
- Lesser Knotweed *Persicaria affinis*
- Chinese Anenome *Anemone hupehensis*

Bat Boxes

The following bat boxes will be erected on the south facing elevation of the building, to provide roosting habitat for crevice-dwelling bats such as Common Pipistrelle *Pipistrellus pipistrellus*:

- 2 x Schwegler 1FTH (or equivalent).

The bat boxes will be positioned south-facing, at a minimum height of 4metres, and away from potential predation risk (see Figure 1 above). The proposed location is considered to be the most suitable on the building, providing direct access onto the River Medlock, which is identified as a potential commuting and foraging habitat for bats, and the boxes will be positioned at a favourable height to maximise potential habitably.

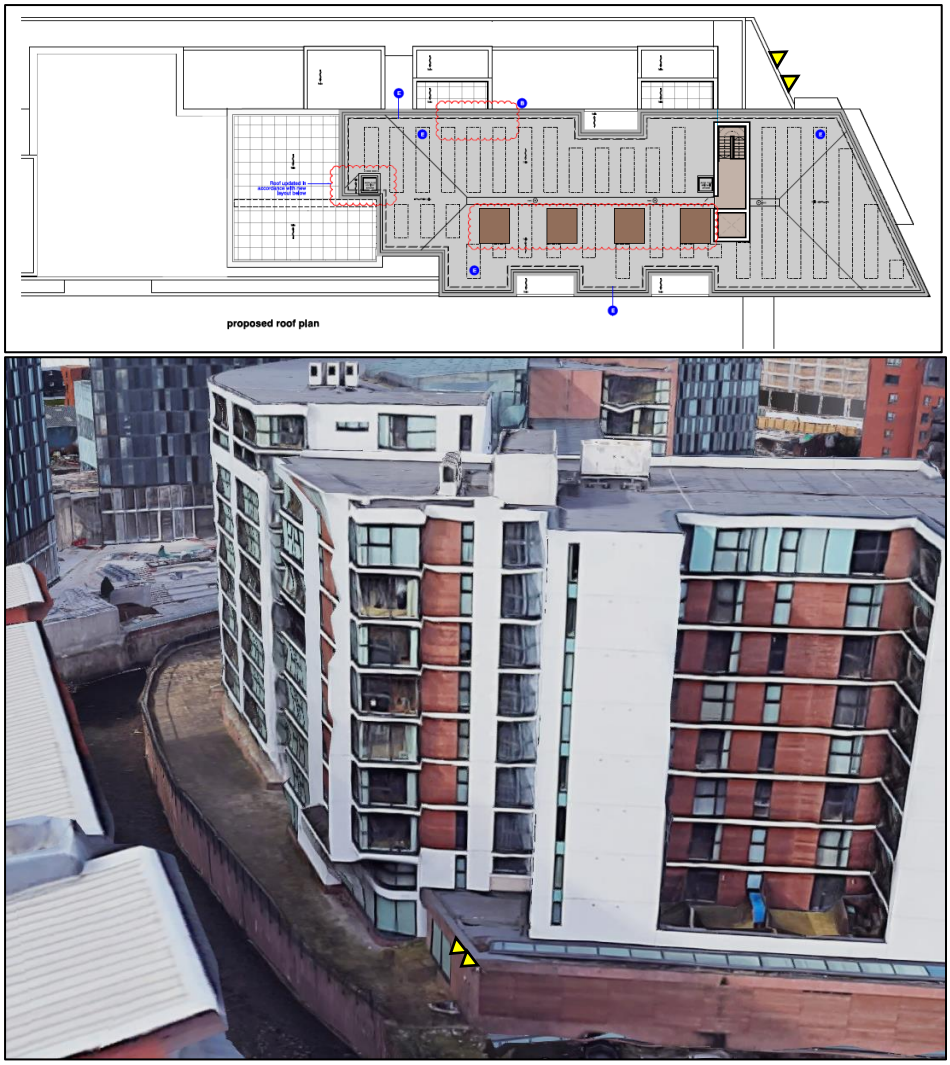

Figure 1 showing the proposed roof plan, courtesy of Stephenson Hamilton Risley Studio, the southern building elevation courtesy of Google Maps and the location of the bat boxes (yellow triangles)

Ben Crosthwaite
(Senior Ecologist)

Rachel Hacking Ecology Ltd.