

Your Ref: Laystall Street, Manchester
Our Ref: AWG/9911

Condition Discharge Statement- Condition: 20 (D)

Project: Laystall Street, Manchester

Applicant: Eric Wright Construction

Condition: 20 (D) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and bricks, bird boxes, to include input from a qualified ecologist and which demonstrates Biodiversity Net Gain across the site.

1. Introduction

This statement has been prepared to address the planning condition 20 (D) relating to biodiversity measures at Laystall Street, Manchester. It should be read alongside the approved **Landscape Management Plan (TPM Landscape, Dec 2023)** and **Planting Plan (TPM Landscape, March 2025)**.

The site is exempt from the statutory requirement for Biodiversity Net Gain (BNG). Nevertheless, the scheme incorporates measures that will create new habitats, support local species, and deliver a net positive contribution to biodiversity across the development.

2. Planting Strategy

The approved planting scheme incorporates a diverse range of **native and wildlife-friendly species** designed to provide year-round ecological benefits:

- **Shrubs and groundcover:** Skimmia japonica, Mahonia aquifolium, and Fatsia japonica provide berries, nectar, and shelter.
- **Ornamental grasses and perennials:** Hakonechloa macra, Euphorbia amygdaloides, and Liriope muscari create varied structure, extending nectar sources for pollinators.



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- **Evergreen structure:** *Taxus baccata* specimens offer long-term structural greenery and cover for birds.

Planting beds are to be mulched to aid establishment and reduce herbicide use, with maintenance guided by the Landscape Management Plan.

3. Habitat Features

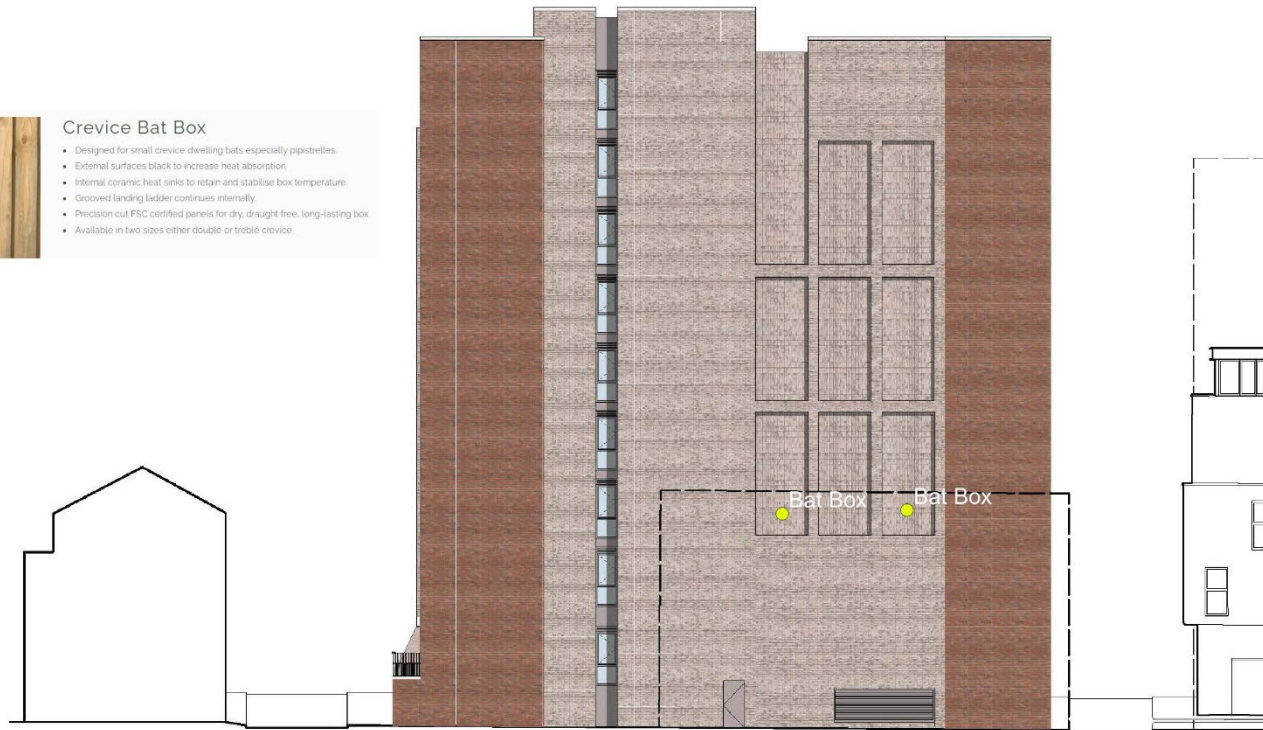
To complement the soft landscaping, the following ecological enhancements will be integrated across the site in consultation with a qualified ecologist:

- **Bat Bricks/Boxes:** Two boxes on south facing elevations at appropriate heights, providing roosting opportunities for Common Pipistrelle as recorded on site during pre-planning surveys. Nest Box Company Eco Bat Boxes will be used.
- **Bird Boxes:** Three nest boxes suitable for hole-nesting species (suitable for tits, and houses sparrows) located on building façades. Nest Box Company Eco Bird Boxes will be used on a North facing elevation.



Crevice Bat Box

- Designed for small crevice dwelling bats especially pipistrelles.
- External surfaces black to increase heat absorption.
- Internal ceramic heat sinks to retain and stabilise box temperature.
- Grooved landing ladder continues internally.
- Precision cut FSC certified panels for dry, draught free, long-lasting box.
- Available in two sizes either double or treble crevice.



● Bat Box Provision

Figure 1

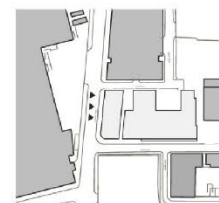
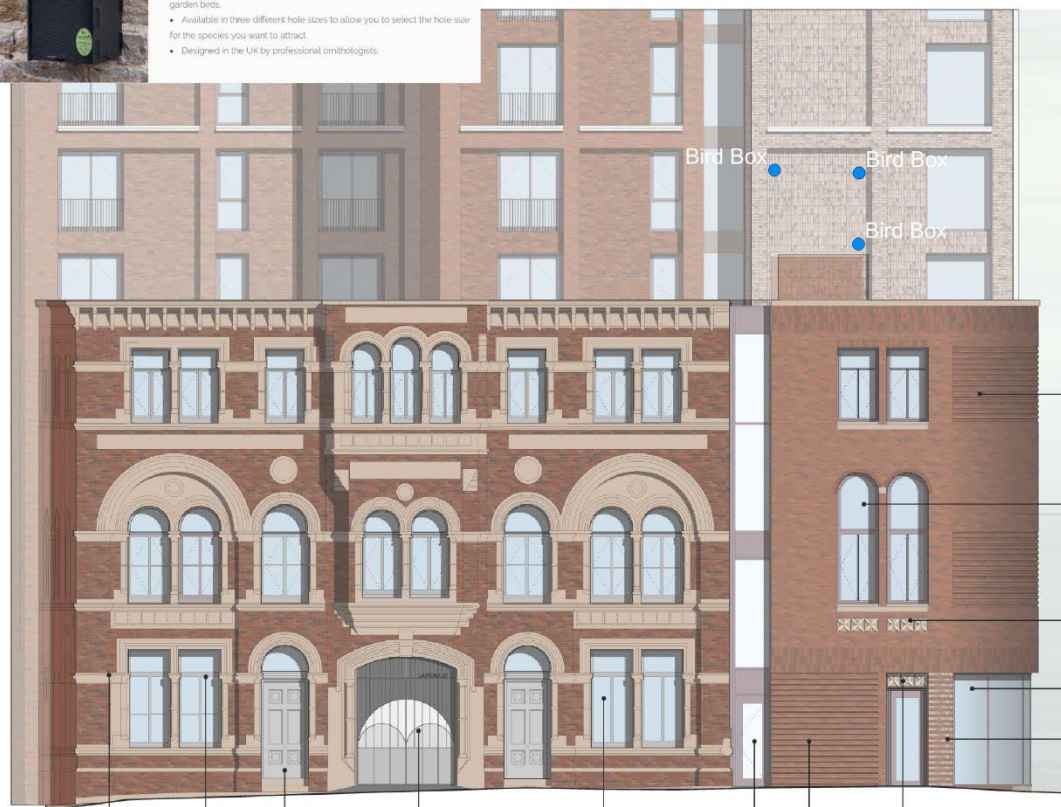
Bat Boxes





Eco Small Bird Box

- Unique innovative construction: recycled plastic outer shell with wooden internal nesting chamber
- Provides a robust, long lasting and comfortable home for most common garden birds
- Available in three different hole sizes to allow you to select the hole size for the species you want to attract
- Designed in the UK by professional ornithologists



KEY SITE PLAN

RETAIN AND RESTORE
TERRACOTTA DETAILS AND
ORIGINAL BRICKWORK

RESTORE ORIGINAL
WINDOW/TIMBER
FRAMES

NEW TIMBER DOORS TO
MATCH ORIGINAL
PANELING

PROPOSED GATE DESIGN
RETAINS HISTORICAL VALUE TO
THE LAYSTALL STREET
ELEVATION

RESTORE ORIGINAL WINDOW
TIMBER SHUTTERS

GLAZED STEP INTO STAIR
AND FORMING ESCAPE
DOOR

HIT AND MISS
COURSES OR
RECESSED BRICK

NEW TERRACOTTA
TUDOR ROSES
RECESSED ABOVE
DOORWAY

OMI Architects

PROJECT: Laystall St
DATE: 20/07/20
SCALE: 1:100
DWG NO: 1383 / 1.0083

SHOWROOM PROPOSED ELEVATION
NORTH (LAYSTALL STREET)

SHOWROOM PROPOSED NORTH ELEVATION

1:100 @ A3

● Bird Boxes

Figure 2

Bird Boxes



4. Management and Monitoring

The **Landscape Management Plan** sets out a 5-year management framework, including:

- Annual monitoring of habitats and planting success.
- Replacement of failed species on a like-for-like basis.
- Review of ecological features (e.g., bat/bird boxes) and reinstallation if required.

5. Conclusion

Although exempt from the statutory BNG requirement, the proposed development delivers biodiversity enhancements through carefully selected planting, habitat creation, and long-term management. The measures outlined above fulfil the intent of the planning condition by demonstrating a positive ecological contribution across the site.

Yours Sincerely


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Director Envirotech