

44-46 Yorkshire Street,

Rochdale

Discharge of Condition 11
(Biodiversity Enhancement Scheme)

22/00968/FUL



RACHEL
HACKING
ECOLOGY

Client Paul Butler Associates
Project Title 44-46 Yorkshire Street, Rochdale
Project Reference RHE.3234
Project Leader Matthew Bottomley
Contact Details matthew@rachelhackingecology.co.uk

	Name	Position	Date
Author	Matthew Bottomley	Junior Ecologist	21/06/2023
Reviewer	Ben Crossthwaite	Senior Ecologist	23/06/2023
Revision	Ben Crossthwaite	Senior Ecologist	27/06/2023



**RACHEL
HACKING
ECOLOGY**

The Stables
Paradise Wharf
Ducie Street
Manchester
M1 2JN

0161 465 8971

www.rachelhackingecology.co.uk

mail@rachelhackingecology.co.uk



**RACHEL
HACKING
ECOLOGY**

Discharge of Condition

Background

Rachel Hacking Ecology Ltd was commissioned in 2023 by Paul Butler Associates to provide ecological consultancy for a planning application for a change of use from retail premises (Class E) to a mixed use of retail at basement and ground floor (7 retail units) and 22 flats (C3 Use) at ground first and second floors together with a roof extension and alterations to fenestration and other associated external alterations to elevations at 44-46 Yorkshire Street, Rochdale.

The site has been granted full planning approval from Rochdale Borough Council (planning reference 22/00968/FUL). As part of the planning permission, several conditions were attached. Condition 11 relates to the provision of biodiversity enhancements.

Condition Wording

Condition 11 states: *"No above ground works shall take place until a scheme of biodiversity enhancement for the site has been submitted to, and been approved in writing by, the local planning authority. The approved scheme shall be implemented in accordance with the approved details and retained thereafter."*

Bird Boxes

The following bird boxes will be installed on site:

- 1 x Vivara Pro WoodStone House Sparrow Double Chamber Nest Box (or similar).

The Vivara Pro WoodStone House Sparrow Double Chamber Nest Box (or similar) will be fixed onto the external wall post-development and will be positioned at eaves height facing northwest. The Schwegler 1B Nest Box (or similar) will be fixed onto the external wall post-development and will be positioned at eaves height facing northwest. Indicative locations are shown on Figure 1 (Appendix 1).

Bat Boxes

The following bat boxes will be installed on site to provide roosting habitat for bats:

- 1 x Beaumaris Woodstone Midi Bat Box (or equivalent).

The boxes are to be fixed onto the external wall post-development and positioned facing southeast at eaves height. Indicative locations are shown on Figure 1 (Appendix 1).

Invertebrates

The following nesting boxes will be installed on site to provide nesting habitat for bees and insects:

- 1 x Schwegler Clay and Reed Insect Nesting Aid (or equivalent).

The boxes are to be hung onto the wall on the roof positioned facing southeast, as shown on Figure 1, at a minimum height of 1 metre.

Appendix 1



Figure 1 showing the proposed location of the Vivara Pro WoodStone House Sparrow Double Chamber Nest Box (*Blue Star*), Beaumaris Woodstone Bat Boxes (*Yellow Star*) and Schwegler Clay and Reed Insect Nesting Aids (*Red Star*).