



22nd May 2022

122042/00/2018 DISCHARGE OF PLANNING CONDITION 12 (NESTING BIRD SURVEY) AT LAND OFF CRINGLE ROAD, LEVENSHULME, MANCHESTER

Background

Rachel Hacking Ecology Limited was instructed by Towerhouse Systems Limited to discharge a planning condition relating to nesting birds at a piece of land off Cringle Road, Levenshulme. The site received outline planning approval in 2019, via an appeal, for the demolition of the existing structures on site and the erection of 57no. dwellings, with all matters reserved expect for access, with associated access off Cringle Road, car parking, landscaping and other associated works (planning reference: 122042/00/2018; appeal reference: APP/B4215/W/19/3230640). A subsequent Reserved Matters application was approved by Manchester City Council in September 2021 (planning reference: 130515/MO/2021), and therefore work on site is due to commence within summer 2022. As part of the planning approval, several conditions were attached, with Condition 12 relating to a pre-commencement nesting bird survey.

Condition 12 states: *"No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works"*.

All bird species are protected whilst at the nest under The Wildlife & Countryside Act 1981 (as amended).

Nesting Bird Survey Method Statement

A suitably experienced ecologist from Rachel Hacking Ecology will attend site no more than 48 hours prior to work commencing on site and search, within all structures and any suitable vegetation, for active bird nests and for signs of active nesting, including birds carrying nesting material, alarm calling or adults returning to the nest to feed young. A pair of close-focusing binoculars will be used to survey the relevant parts of the site.

If an active bird nest is found, or potential bird nesting behaviour is noted e.g. alarm calling, flying and landing with nesting material or food in the beak, the development work shall not commence in the location of the nest and up to 4 metres around the nest. Once the nest is deemed inactive by a suitably experienced ecologist (approximately 7-21 days), work can proceed on that part of the site.

If no active nests are found during the survey or a previously active nest is deemed inactive, verbal and written communication will take place between RHE and the developer and the structures must be demolished and/or vegetation cleared within 48 hours of the survey. If this is not undertaken within 48 hours of the nesting survey, a further survey will be required.