

Our ref: P20-594 GMP Openshaw Bat and Bird Boxes

Your ref:

06 July 2020

Liz Black
Gilling Dod Architects
The Cruck Barn
Duxbury Park
Chorley
Lancashire
PR7 4AT

Dear Liz

Re: Greater Manchester Police (Openshaw), Lawton Street, Manchester, M11 2NS – Details of bat and bird boxes Condition 23 (Planning reference: 121402/JO/2018)

Manchester City Council granted planning permission on 14 November 2018 for “erection of a three storey mixed use office and storage building (*Sui Generis*) with associated single storey outbuildings (including stores, kennels and plant), new vehicular ramped access from Bessemer Street with associated car parking and landscaping”. Planning condition 23 relates to ecology and states:

“Prior to the first use of development, details of bird and bat boxes to be provided (including location and specification) shall be submitted for approval in writing by the City Council, as Local Planning Authority in that phase. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority”.

The purpose of this letter is to set out the required information in order for Condition 23 to be discharged.

Refer to the attached Bird and Bat Box Plan that shows the specification and locations of bat and bird boxes.

Three Vivara Pro-Woodstone House Martin Nest Cups (Double) ([Link](#)) and four Combination Swift and Bat Boxes (Double) ([Link](#)) supplied by NHBS and Peak Boxes respectively, will be installed on north and west facing elevations of the new building.

I hope that this letter and drawing provides the required detail in order for Condition 23 to be discharged.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

Katy Stiles

Katy Stiles MCIEEM
Principal Ecologist
For and on behalf of BSG Ecology

LEGEND

3 No. Vivara Pro - Woodstone House Martin Nest (Double Nest) supplied by NHBS

4 No. Combination Swift and Bat Box (Double) supplied by Peak Boxes

BSG|ecology

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JOB REF: P20-945

PROJECT TITLE
GMP OPENSHAW

DRAWING TITLE
Figure 1: Bat and Bird Box Plan

DATE: 02.07.2020
DRAWN: RSC

CHECKED: KS
APPROVED: KK

SCALE: NTS
STATUS: FINAL

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No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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Sources: BSG Ecology survey data

