

26 June 2020

Jennifer Atkinson
Planning Building and Licensing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Jen

**40 SWAN STREET, MANCHESTER (PERMISSION REF: 109840/FO/2015/N1) –
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 34
(PLANNING PORTAL REF: PP-08830952)**

Introduction

I am writing on behalf of the Capital & Centric to enclose an Application for Approval of Details Reserved by Condition in relation to full planning permission ref: 109840/FO/2015/N1, for a new part 5, part 7 storey residential building on land at 40 Swan Street, Manchester.

The application is submitted to address Condition 34, which reads as follows:

'34) No demolition works hereby approved 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 City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.'

The application is supported by the following information:

- This Covering Letter (dated 24 June 2020);
- Completed application forms (dated 24 June 2020); and
- Daytime Bat Survey and Nesting Bird Survey report (dated June 2020).

A BACS payment for the requisite application fee of £141 (including £25 administration fee) has been made to the planning portal from Avison Young.

Survey Findings / Justification

The submitted Daytime Bat Survey and Nesting Bird Survey report sets out the findings of site survey work undertaken by the appointed ecologist on

15 June 2020. The report updates the previous ecological survey for the site and was required prior to removal of the structures on the site and any remaining vegetation. Whilst Condition 34 relates specifically to nesting birds, for completeness the submitted report also includes the results of a daytime bat survey.

The report findings confirm that no evidence of nesting birds was found within the site boundary. The structures on the site and the vegetation surrounding the structures were surveyed for nesting birds, with no nests found or nesting-behaviour observed. Nevertheless, it recommends that, if a bird nest is found during demolition work, all work is to stop, and an ecologist called for advice.

No evidence of bat activity was found on the site. The report concludes that no suitable bat roosting cavities exist at the structure. The wall and cement roof are well-sealed. The structure has poor thermal capacity due to the construction materials. Given the results of the survey, the site is considered to offer negligible bat roost suitability. Nevertheless, the report recommends that any demolition work should be undertaken with care, and the appointed ecologist contacted if any evidence of bats is discovered during the works.

Condition 34 stipulates that no demolition works shall take place during March-September (inclusive) unless nesting birds have been shown to be absent. The findings of the recent survey work, set out in the enclosed Daytime Bat Survey and Nesting Bird Survey report, demonstrate that no evidence of nesting birds was found within the site boundary on 15 June 2020. Accordingly, the enclosed information should enable demolition works at the site to take place in accordance with this condition.

Summary

We trust the submitted information is sufficient to enable the formal discharge of Condition 34, but should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely



Ed Harvey
Principal Planner
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For and on behalf of Avison Young

Enc: Completed application forms (dated 24 June 2020)
Daytime Bat Survey and Nesting Bird Survey report (dated June 2020)