F.A.O Scott Parkinson
North West Regional Office
1st Floor
Altitude
Atlas Business Park
Manchester
M22 5PR

11th May 2020 Reference: BowKi06.1

Dear Scott,

**RE: Details of bird and bat box specification and location to inform discharge of Planning Condition 36 for New Wakefield Street, Manchester**

Peak Ecology Ltd. were commissioned on behalf of Bowmer and Kirkland Ltd. to address the ecological Planning Condition 36 (detailed below) raised by Manchester City Council (MCC) regarding the new multi-residential complex at 1 New Wakefield Street, Manchester.

**Planning Condition 36**

> "*Prior to the first occupation of the 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.*
>
> *Reason – To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012)*

The following letter seeks to provide the details required for the discharge of the above Planning Condition (PC36) in accordance with the recommendations of the Bat Roost Report (WSP, 2017[1]), Black Redstart Survey Report (WSP, 2017[2]) and the Preliminary Ecological Appraisal (PEA) Report (Peak Ecology 2018[3]).

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[1] WSP (2017) *New Wakefield Street, Manchester: Bat Roost Report* (Report Ref 70032711)

[2] WSP (2017) *New Wakefield Street, Manchester: Black Redstart Survey Report* (Report Ref: 70032711)

[3] Peak Ecology (2018) *1 New Wakefield Street, Manchester, Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment* (Issue1) (Report Ref: BowKi06)

Full details of the proposed floral and faunal mitigation and habitat enhancements as well as details of their required management have been provided separate to this document within the Landscape and Habitat Management Plan (LHMP) (Peak Ecology, 2020[4]). The LHMP addresses part of the LE05 section of the New Wakefield BREEAM report, produced by Peak Ecology (2018[5])

**N.B.** The new building façade is predominantly a unitised curtain wall system which cannot be penetrated to accommodate bird or bat boxes. The only area of brick work on the building is located from the lower ground floor level to first floor level. The following recommendations have been made taking these construction limitations into account.

## Bird boxes

*Nesting birds*

As part of the National Planning Policy Framework (NPPF, 2019[6]) and in accordance with recommendations made in the WSP Black Redstart Survey Report (2017) four black redstart *Phoenicurus ochruros* nest boxes will be installed on the building. Two will be placed at a lower level (approximately 4m high) under the gantry on the southern elevation of the building adjacent to the River Medlock, to allow foraging opportunities. The other two boxes will be sited on posts installed on the green roof on the northern elevation, level with the fifth floor of the building.

It is not possible to incorporated open nest boxes into the brickwork of the southern elevation at a low enough level to ensure shading of the boxes, as this would be within the flood zone of the River Medlock. As compensation, two additional nest boxes will be located under the gantry on the southern elevation of the building.

It has also been suggested that a nest box for peregrine *Falco peregrinus* is included within the building design. This box will be located above the recommended 25-30m height, on the top of the building. It will be sited on the eastern facing side of the building's roof away from the green roof on the northern elevation of the structure.

The design and details of the boxes are shown in Table 1 with all box locations detailed in Figure 1.

*Foraging birds*

In accordance with the Greater Manchester Biodiversity Plan (GMBP, 2008) and in line with the WSP Black Redstart Survey Report (2017) a green roof has been constructed on the northern

[4] Peak Ecology (2020) 1 *New Wakefield Street: Landscape and Habitat Management Plan* (Report Ref: BowKi06.2)

[5] Peak Ecology (2020) 1 *New Wakefield Street, Manchester, BREEAM – Land Use and Ecology* (Report Ref: BowKi06)

[6] Department for Communities and Local Government (2012) *The National Planning Policy Framework*. http://www.communities.gov.uk/publications/planningandbuilding/nppf

elevation. As part of the BREEAM (Peak Ecology, 2018) it was proposed that half of the green roof (circa 25m$^2$) be planted at low density to encourage the development of an invertebrate community suitable for black redstart to feed upon. In addition, this also helps achieve the objectives put forward by GMBP to create a minimum of 50 green roofs/green walls across Greater Manchester. Open song posts will be installed on the green roof, which is located on the fifth floor of the structure at a height of over 20m.

**Bats**

*Bat boxes*

Nocturnal bat activity surveys carried out in 2017 confirmed likely absence of roosting bats within the building previously present on site, prior to its demolition. However, as part of NPPF (2019) and in accordance with recommendations made in both the WSP Bat Survey report (2017) and the Peak Ecology PEA report (2018) bat boxes should be installed on the building to provide ecological enhancements of the site for roosting bats.

Four Beaumaris Woodstone Bat Boxes will be fixed to the south west corner of the building, above four meters high. Two will be sited on the southern elevation and two on the western, affixed to the exterior brickwork. This will provide roosting opportunities for bats known to be foraging and commuting along the River Medlock. These boxes will not be artificially lit in accordance with the lighting scheme for the site, detailed below.

The design and details of the box are shown in Table 1 with all bat box locations detailed in Figure 1.

*Foraging and Commuting Bats*

Bat surveys carried out in 2017 as part of the WSP's Bat Roost Report, identified the River Medlock on the southern side of the building as the main commuting and foraging route for bats on site, with a low level of activity also observed along the alley adjacent to the western elevation of the buildings. The River Medlock has been retained as a dark corridor to allow the continued foraging and commuting of bats post development. No lighting has been installed on the southern elevation of the building with downlighters (Max spill 5+lux extending 22m from the base of the building at ground level) used along the western elevation. Full details of the installed lighting are provided in the External Lighting plan (Ameon, 2020[7])

[7] Ameon (2020) *Technical Submittal – External Lighting: Unite NWS* (Technical Submittal No: MC1103-TSE019 Rev A)

**Table 1: Bat and bird box specification**

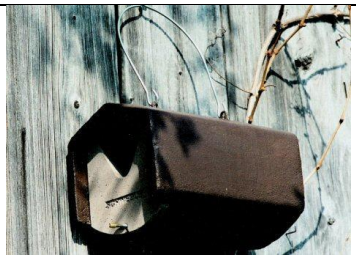
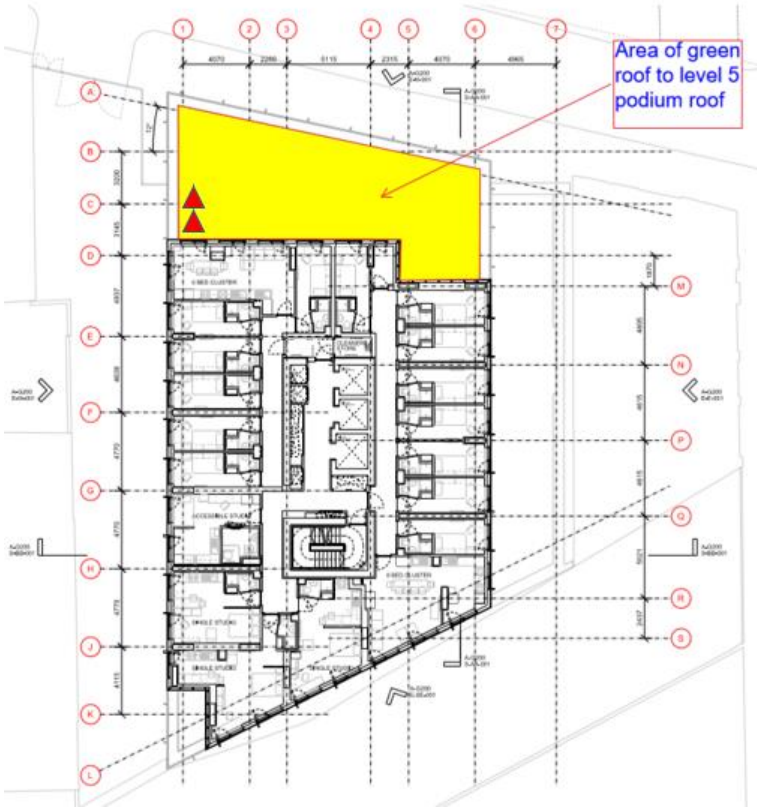
| | |
|---|---|
| **Bat box specification** | |
|  | Four Beaumaris bat boxes, which have a single narrow cavity suitable for crevice roosting bats such as common pipistrelle *Pipistrellus pipistrellus,* soprano pipistrelle *P.pygmaeus,* Nathusius' pipistrelle *P.nathusii,* Brandt's bat *Myotis brandti* and whiskered bat *M. mystacinus.* The interior of the box has a rough surface for bats to cling to.<br><br>Bat boxes can be sourced from:<br>https://www.nhbs.com/beaumaris-woodstone-bat-box. |
| **Bird box specification** | |
|  | Six Schwegler 2HW boxes, or equivalent, that are suitable for black redstart, pied wagtail *Motacilla alba* and spotted flycatcher *Muscicapa striata*. The boxes have wide, open access with a chamber allowing nesting at the far end of the box for protection from predators.<br><br>Boxes can be sourced from:<br><br>https://www.nhbs.com/2hw-schwegler-nest-box |
|  | One Schwegler Peregrine Falcon Nest Box, or similar wooden design to be located on the eastern edge of the roof. Loose gravel will be placed in the base of the box to allow peregrines to scrap out an area for egg laying.<br><br>Boxes can be sourced from:<br><br>https://www.wildcare.co.uk/schwegler-peregrine-falcon-nest-box.html |

**Figure 1: Location of bird and bat boxes**



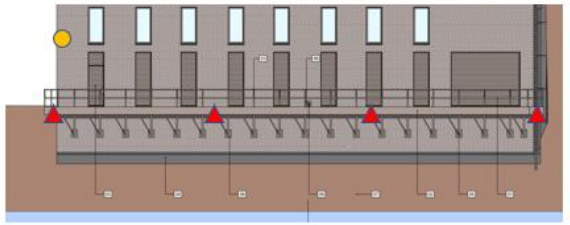

Legend

= Schwegler 2HW bird box
= Peregrine Falcon Nest Box
= Two Beaumaris bat boxes

Peregrine box located on roof of building (Level 33)

Location of most southerly downlighter

Southern gantry



I trust that the above is satisfactory to your requirements. If you have any queries, please do not hesitate to contact me at Peak Ecology.

Yours sincerely,



Michelle Cullimore-Pike
Senior Ecologist
Email: michellecullimorepike@peakecology.co.uk
**Tel**. 01629 812511