

Fw: App 137226/FO/2023 Part Of Plot C And Plot E Great Jackson Street Manchester M15 4NP - Ecology Response

Planning

Mon 31/07/2023 15:03

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From: [REDACTED]

Sent: 31 July 2023 09:36

To: Planning [REDACTED]

Subject: App 137226/FO/2023 Part Of Plot C And Plot E Great Jackson Street Manchester M15 4NP - Ecology Response

Dear Sir/Madam

137226/FO/2023 | Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works. | Part Of Plot C And Plot E Great Jackson Street Manchester M15 4NP

The Ecology survey provided to inform the application has advised that further survey is required at Building 1 (Gaddum House) to determine the status of **roosting bats** at the site. One bat activity survey is recommended in the bat activity season (between mid-May and August) for Gaddum House, as described in the Ecology survey report.

Since the presence of bats (protected species) would be a material consideration in the determination of the application, I would recommend that the additional surveys for bats are undertaken, and the results made available to the planning authority for consideration, before the application is decided.

The scattered trees and scrub on the site provide some habitat for nesting birds. No vegetation clearance should take place during the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person.

Yours

[REDACTED]

[REDACTED]

Principal Ecologist

Planning

Planning and Transportation

Place

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