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Nigel Carr
Head of Development
The Arch Company
Watling House
33 Cannon Street
London
EC4M 5SB

Our Ref: 15560_L01_DP
20/10/2025

Dear Nigel,

Ecology Update – Corporation Street, Manchester

I write in respect to the planning application for the enhancement of arches at Corporation Street in Manchester for leisure/retail purposes.

Context

The site is situated on Corporation Street, and comprises a single sealed unit which is built into a brick-built archway set beneath a raised railway corridor (grid reference SJ 84306 99222). The Unit 5 site area and location is shown in red within **Figure 1** below.

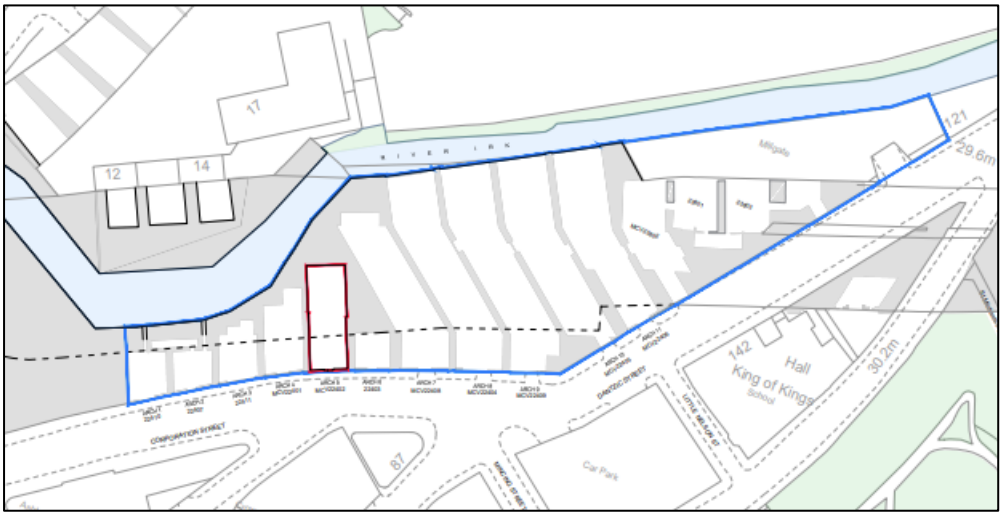

Figure 1 – Site location, as illustrated in existing plans.

It is our understanding that this application applies for 'consent of similar use and design', in association with a separate application (Planning reference: 135342/FO/2022) that covered adjacent units 1-4 & 6-11, but at the time excluded the area that is the subject of this letter (referred to as 'Unit 5').

Ecological Considerations

The previous ecological report for planning application 135342/FO/2022 concluded the following ecological constraints and considerations:

Bats

- Pre-construction checks of features with 'low' bat roost potential (limited to the arches and walls) should be conducted. No further nocturnal survey effort is required due to the nature of the site (highly urban, no roof void, inaccessible areas).
- Mitigation should include a sensitive lighting strategy to be designed and adopted to preserve commuting and foraging routes for bats.
- Bat boxes should be included within landscape design to enhance roosting opportunities for bat species.

Birds

- All building works should be timetables outside of the 'core' nesting season for birds (March-August inclusive) to avoid active nests. If not possible, works should be supervised by a suitably qualified ecologist (SQE).

See Tyler Grange report **15560_R01a_Preliminary Ecological Appraisal** for context and full details on the above summarised mitigation requirements.

It is our recommendation that given the nature of the site as an existing unit set within other units which were the subject of a separate application and ecological report, the ecological constraints for the site (Unit 5) remain consistent with those reported within our previous ecological report.

Furthermore, while the earlier report and survey data was submitted in February 2023, it is considered that the conclusions and mitigation outlined within this report are still valid, and applicable to the Unit 5 site for the following reasons:

- The nature of Unit 5 is consistent with that of the adjacent units (units 1-4 and 6-11).
- It has been confirmed that all units, including unit 5, have remained sealed since the tenants have vacated, preventing any access by trespassers or by birds/bats.

Concluding Remarks

It is considered that the ecological recommendations outlined in Tyler Grange report **15560_R01a_Preliminary Ecological Appraisal** are applicable to the Unit 5 site, and remain valid given the context of the site. As such, provided the recommendations outlined within this report are adopted, the development proposals would comply with all relevant legislation and planning policies with regards to ecology and protected species groups.

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

Yours sincerely,

[redacted]