

Land Off Ambrose Street,
Manchester

Discharge of Condition 23
135680/FO/2022



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Client GK Construction & Project Management
Project Title Land off Ambrose Street, Manchester
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Discharge of Condition

Background

Rachel Hacking Ecology Ltd was commissioned in 2025 by GK Construction & Project Management to provide a biodiversity enhancement scheme in connection with a proposed development at land off Ambrose Street, Manchester, M12 5DD (hereafter referred to as the 'site'). The site received full planning permission from Manchester Council in 2023 for the erection of a five storey self-storage facility (Class B8) together with associated parking, circulation space and stores, landscaping, boundary treatment and roof mounted photovoltaic panels, following demolition of existing buildings (planning reference: 135680/FO/2022). As part of the planning permission, several conditions were attached. Condition 23 relates to the provision of bird and bat boxes on the site.

Condition Wording

Condition 23 states: *"Prior to any above ground works in the development hereby approved, a scheme and programme for delivering biodiversity enhancement at the site (including the provision of bird boxes/sparrow terraces and bat boxes/bricks), shall be submitted to and approved in writing by the City Council as the local planning authority. The biodiversity enhancement measures shall be implemented in accordance with the approved scheme and programme, prior to the occupation of the building, and retained at all times thereafter."*

Bird Boxes

2 x Schwegler 1SP Sparrow Terrace (see Figure 1) (or equivalent) will be installed at eaves height. The boxes will be installed externally, positioned on the northern facing wall. Proposed locations for the boxes are detailed in Figure 1. Woodstone boxes are robust and will last many years. They do not require any maintenance, although the sparrow terrace can be emptied of old nesting material in October each year.

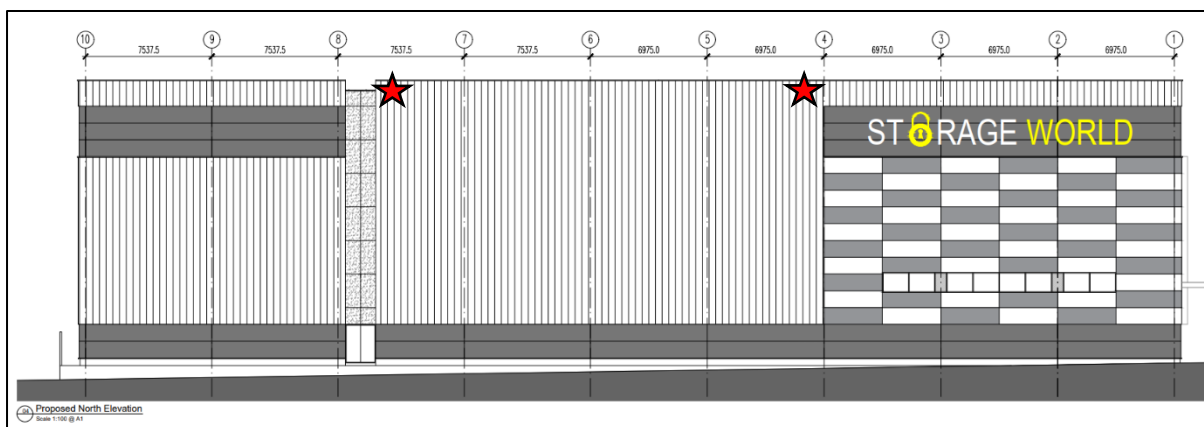


Figure 1 showing indicative locations of bird boxes (red stars) on northern elevation of building. Plans courtesy of Bate and Taylor Architects.



Bat Boxes

2 x Improved Crevice Bat Box, Double (or equivalent) will be installed at eaves height on facing south-west to south-east on the building. The boxes will be installed externally on the walls after construction. The bat boxes should not be subject to artificial lighting and should not be installed directly above windows or doorways. Proposed locations for boxes are shown in Figure 2.

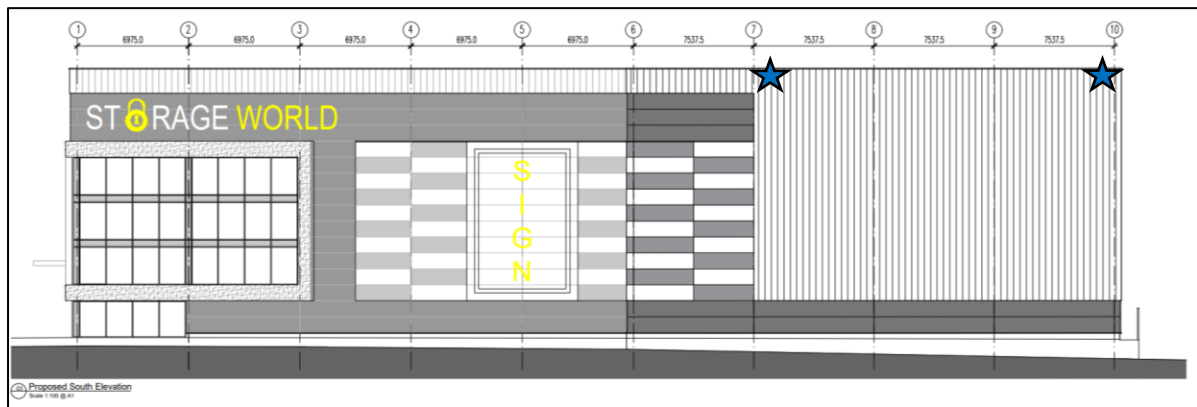


Figure 2 showing indicative locations of bat boxes (blue stars) on southern elevation of building. Plans courtesy of Bate and Taylor Architects.

Proposed locations are indicative and can be superseded by a suitably qualified ecologist on site during installation if more practical locations are present. The bat boxes may be more suitable at eaves height on the eastern elevation (facing south-east) if artificial lighting proves to be greater on the southern elevation. Any changes to proposed locations should be recorded appropriately and records kept allowing for any potential future monitoring.

Appendix 1: Recommended Boxes



Figure 3 showing Vivara Pro Woodstone Sparrow Terrace. Available from: [Vivara Pro WoodStone® House Sparrow Nest Box | NHBS Practical Conservation Equipment](#)

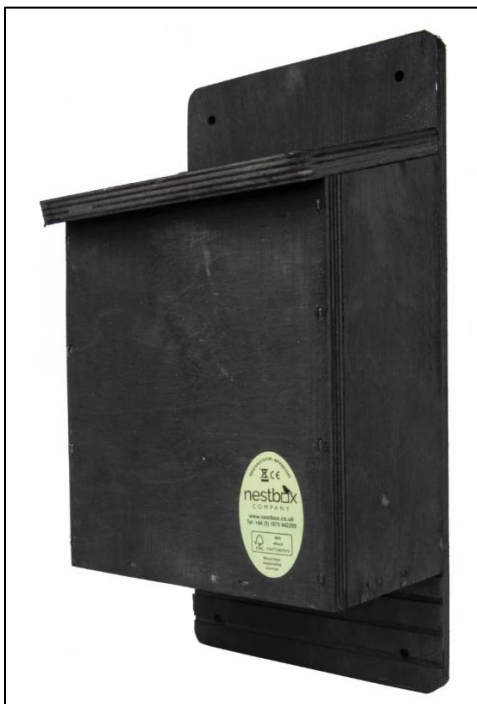


Figure 4 showing Improved Crevice Bat Box. Available from: [Improved Crevice Bat Box | NHBS Practical Conservation Equipment](#)