

17th June 2024

Our Ref:10184.01

Kerry Roberts is dealing with this matter
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For the Attention of: Craig Parrish

Dear Craig,

GREAT MARLBOROUGH STREET - NESTING BIRD CHECK AND DISCHARGE OF CONDITIONS

Nesting Bird Check

A nesting bird check was undertaken at a site at Great Marlborough Street, Manchester (central grid ref. SJ 60990 57269) by a licensed TEP ecologist on 28th May 2024. The purpose of the visit was to ascertain whether any active bird nests were present within the vicinity of the stairwell at the top floor of the car park, that may be directly or indirectly affected by demolition works.

The areas marked for clearance were watched for a period of one hour to observe any indication of nesting / breeding behaviour, such as birds carrying food, nesting material or faecal sacs.

Although an eggshell was found, there was no evidence of chicks or nests observed, therefore the clearance works are allowed to proceed.

Any further demolition work must be undertaken outside of bird nesting season (March – August inclusive). Alternatively, another nesting bird check must be undertaken by a suitably qualified ecologist beforehand.

Discharge of Conditions

In response to the GMS Planning condition 5

Condition 5: No demolition works, or vegetation clearance 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.

A nesting bird check was carried out on 28th May 2024 for the demolition of the stairwell on the top floor of the car park. Any further demolition works must be outside bird nesting season



INVESTORS
IN PEOPLE | Gold

(March – August inclusive). Alternatively, another nesting bird check must be undertaken by a suitably qualified ecologist beforehand.

We believe that this discharges condition 5.

In response to the GMS Planning condition 43

Condition 43: Prior to any demolition works, a bat survey shall be submitted to the City Council, as Local Planning Authority. This shall include any appropriate mitigation required to minimise the impact on bats and their habitats. The development shall be carried out in accordance with the approved bat survey and any mitigation required by it within agreed timescales.

A full Preliminary Bat Roost Assessment & Nesting Bird Check report was produced in October 2023 Reference 10184.001. This summarises our findings after a daytime Preliminary Roost Assessment (PRA) of the car park building within the site was undertaken by a TEP licenced ecologist on 23rd October 2023.

The results stated under section 4.2 states that;

“The site provides very limited commuting or foraging opportunities for bat species and is not well connected to more suitable habitats, there are no features on site that provide suitable roosting opportunities for bat species. There will be no loss of potential roosting features due to the site proposals, therefore there are no further requirements in regard to roosting bats.”

We believe that this discharges condition 43.

Should you require any further assistance, please do not hesitate to contact me.

Yours sincerely,

K Roberts

**Kerry Roberts
Consultant Ecologist
TEP**