

Planning application 137841/FO/2023 Land at Downley Drive

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To: Michael Pearson <Michael.Pearson@manchester.gov.uk>

Hi Michael

Thank you for consulting the GMEU

The amended buildings will increase the level of shading on the canal previously however no aquatic plants of significant importance were identified.

Otherwise the amended plans do not materially change the ecological issues associated with the previously approved development 137841/FO/2023, which it appears is now on-site, with tree clearance having already occurred. If this is the case the nesting bird condition can be replaced with an informative along the following

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

The previously applied condition regarding biodiversity mitigation and enhancement (bird and bat boxes) still applies.

David Dutton

Ecologist

Planning

Planning and Transportation

Place

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