hello@tylergrange.co.uk | 0121 828 4043 | www.tylergrange.co.uk

3rd October 2023
12905_R03a_AS

This note has been produced on behalf of Workman in pursuant of the discharge of condition 4 for planning application REF: 131314/FO/2021.

Condition 4 states ' *No demolition shall occur until a detailed bird nest survey, undertaken by a suitably experienced ecologist, has been carried out immediately prior to the demolition and written confirmation has been provided that no active bird nests are present, unless the species present is feral pigeon, in which case a general license issued by Natural England authorising destruction of feral nests could be provided.*
All of the required information/evidence as above shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the demolition of the existing building commencing. '

To assist in the discharge of the above condition below we have set out detailed measures of pre-commencement requirements to be followed.

All wild birds, their nests and eggs are afforded protection under the WCA 1981 (as amended). As such, the removal of vegetation or structures could trigger this legislation, which protects birds while actively nesting. It is therefore recommended that all vegetation or built structures are removed between September and February inclusive, or a suitably qualified ecologist (SQE) will undertake a check for active nests prior to the removal of vegetation if completed between March and August inclusive. If clear of nests, this vegetation or structure should be removed within 48 hours (preferably 24 hours). If a nest is found, an appropriate buffer will be established by the ecologist, which is to be left undisturbed until the ecologist confirms that the chicks have fledged, or the nest is no longer active.

Some species of bird (i.e. pigeons/doves) are known to nest year-round (i.e. outside of the 'core' nesting season) so due diligence must be shown by contractors when felling trees or demolishing buildings even outside of the core nesting season. If an active nest is suspected, works should stop and the advice of an ecologist be sought.

Demolition works are expected to take place in January 2024 which falls outside of the core nesting bird season. As such site works can proceed without the presence of a SQE, following due diligence by contractors as discussed above. This approach has been agreed upon with Manchester City Council stating that 'provided demolition were to occur outside the bird nesting season, then a letter from an ecologist would suffice in order to discharge the condition'.