



13th June 2022

122042/00/2018 DISCHARGE OF PLANNING CONDITION 12 (SECOND NESTING BIRD SURVEY) AT LAND OFF CRINGLE ROAD, LEVENSHULME, MANCHESTER

Background

Rachel Hacking Ecology Limited was instructed by Towerhouse Systems Limited to discharge a planning condition relating to nesting birds at a piece of land off Cringle Road, Levenshulme. The site received outline planning approval in 2019, via an appeal, for the demolition of the existing structures on site and the erection of 57no. dwellings, with all matters reserved expect for access, with associated access off Cringle Road, car parking, landscaping and other associated works (planning reference: 122042/00/2018; appeal reference: APP/B4215/W/19/3230640). A subsequent Reserved Matters application was approved by Manchester City Council in September 2021 (planning reference: 130515/MO/2021), and therefore work on site is due to commence within summer 2022. As part of the planning approval, several conditions were attached, with Condition 12 relating to a pre-commencement nesting bird survey.

Condition 12 states: *"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 Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works"*.

All bird species are protected whilst at the nest under The Wildlife & Countryside Act 1981 (as amended).

Initial Nesting Bird Survey

An initial nesting bird survey was undertaken on 13th June 2022 at the site. Signs of bird nesting activity were searched for including, but not limited to, alarm calling, birds carrying food or nesting material into trees buildings or other habitats and active nests with chicks or eggs. The surveyors used close-focussing binoculars and surveyed each tree and shrub from afar and close-up.

The results are detailed in a separate letter dated 13th June 2022. Two active nests were found; a Swallow nest within a stable unit and a Wood Pigeon nest within Hawthorn on the southern boundary of the site. Verbal instructions were given to the Operations Manager, Sarah Williams-Maskrey, that the tree with the active nest and the stable containing the nest is to be temporarily retained and protected from disturbance with a 4-metre buffer zone (or no-go area) to minimise disturbance to the nests.

It was advised that the remainder of the structure's, shrubs and trees on the site can be felled as no active nests were located within these. These need to be felled/disturbed within 48 hours of the nesting bird survey. If this is not possible, a further survey will be required.

Second Nesting Bird Survey

Kate Reed (Senior Ecologist) attended site on 13th July 2022, to inspect the two active nests to ascertain whether the chicks have fledged. Any vegetation or structures that had not been removed since the initial nesting survey were also surveyed.

The Wood Pigeon nest was found to be inactive. The Swallows had fledged and Swallows were using the stables for roosting only. Therefore, advice was given to demolish the stables and if necessary, treat/fell the Hawthorn within 48 hours.

On-going Work

Should nesting birds be found during any work on site going forward, then work must temporarily cease, a 4m buffer zone be established around the nest and a suitably experience ecologist be contacted for advice.



Kate Reed
Senior Ecologist
Rachel Hacking Ecology Ltd

