

Prospect House, Booth Street East,
Manchester

TECHNICAL NOTE – NESTING BIRD SURVEY

MARCH 16, 2026

project ecology

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1 Introduction and History

- 1.1.1 Project Ecology was commissioned by Avison Young (UK) Ltd to provide ecology consultancy services in connection with proposed development work at Prospect House, Booth Street East, Manchester, hereafter referred to as the 'site'.
- 1.1.2 The site received planning permission from Manchester City Council in September 2025 for "*Elevational alterations together with the replacement of all glazing and curtain walling, replacement roofs, new folding perimeter edge protection to upper-lever roofs, the installation of external down pipes and associated works.*" (planning reference: 143983/FO/2025).
- 1.1.3 Condition 4 on the decision notice 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 City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works*'.

1.2 Aims and Objectives

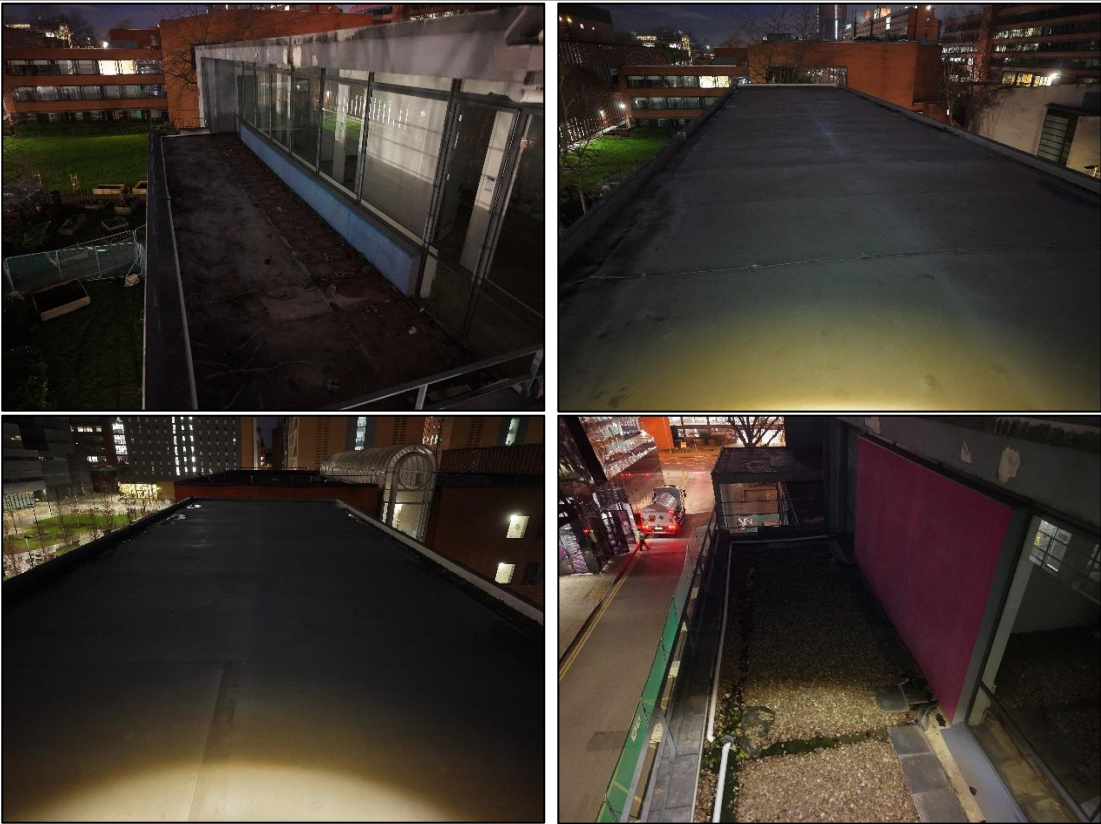
- 1.2.1 This document aims to discharge Condition 4 regarding nesting birds.

2 Legal Protection

- 2.1.1 All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird or take, damage, or destroy its nest whilst in use or being built, or take or destroy its eggs. It is an offence to intentionally or recklessly disturb a species listed on Schedule 1 of the Act while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young.

3 Site Survey

- 3.1.1 Prospect House was surveyed for the presence of nesting bird.
- 3.1.2 The survey was undertaken on 2nd March 2026 by Ben Crossthwaite *MCIEEM*. Ben has over 10 years' professional experience of undertaking protected species surveys across the UK.
- 3.1.3 The results of the survey can be seen in Table 1 below.

Table 1. Survey Results		
Building Reference	Description	Photographs
Prospect House	The building consists of a detached, contemporary style building utilised by students as part of the wider Manchester University campus. The building has a series of flat roofs, covered with a rubber-based membrane. No evidence of nesting birds or behaviour of nesting birds was located or recorded during the survey of Prospect House.	 The photographs show four different views of Prospect House at night. The top-left photo shows a flat roof with a glass-enclosed walkway. The top-right photo shows a wide, flat roof surface. The bottom-left photo shows a flat roof with a view of the city skyline in the background. The bottom-right photo shows a narrow view of a flat roof next to a building with a red wall.



4 Conclusion and Recommendations

- 4.1.1 No evidence of an active or historic nesting bird was recorded during the survey of Prospect House.
- 4.1.2 The building was found to be in good condition, with limited potential access points for birds.
- 4.1.3 It is considered the proposed works can proceed without any further survey work or mitigation.