

Prospect House, Booth Street East,
Manchester

DISCHARGE OF CONDITION 5 (143983/FO/2025)

FEBRUARY 6, 2026

project ecology

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1 Introduction and History

- 1.1.1 Project Ecology was commissioned by Avison Young to provide ecology consultancy services in connection with 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-level roofs, the installation of external down pipes and associated works."* (planning reference: 143983/FO/2025).

1.2 Aims and Objectives

- 1.2.1 This document aims to discharge condition 5 which relates to the provision of bat and bird boxes.

1.3 Condition 5

- 1.3.1 Condition 5 states: *"Notwithstanding the details as set out in condition 2 above, prior to the commencement of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ"*.

2 Condition 5 - Bat and Bird Boxes

2.1.2

2.1.3

2.1.4

- 2.1.1 2 Mario Dual Chamber Sparrow Terraces (or equivalent) are to be installed on the build facing northeast to northwest, at a minimum height of 3m. Indicative location is shown on Figure 1 below.

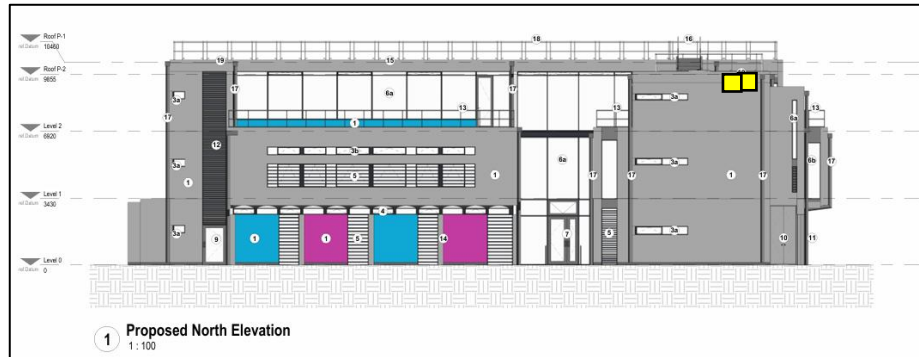


Figure 1. Indicative locations of the bird boxes (yellow square)

- 2 Lela Bat Boxes (or equivalent) are to be erected on the building positioned facing south at a minimum height of 3m. Indicative locations are shown on Figure 2 below.

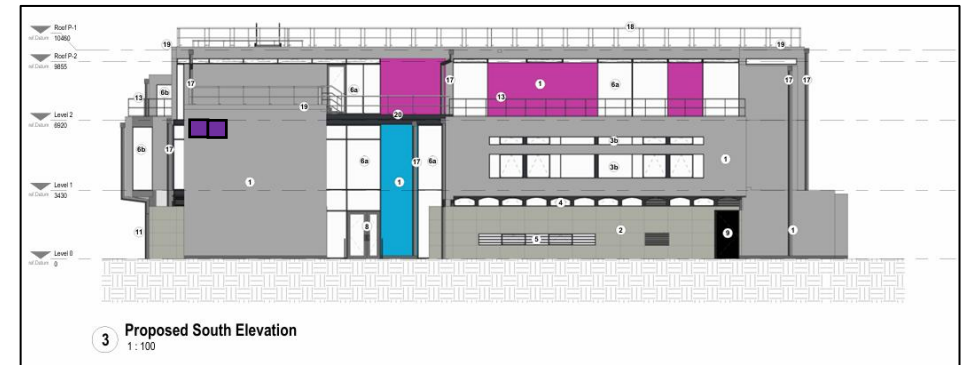


Figure 2. Indicative locations of the bat boxes (purple square)