Comments for Planning Application 145297/FO/2026

Application Summary
Application Number: 145297/FO/2026
Address: 404 Wilbraham Road Manchester M21 0UU
Proposal: Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works
Case Officer: Joshua Lee

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Member of the Public
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment:As an RSPB Swift Champion, I wish to comment on this planning application.

If your authority intends to grant permission for this planning application, we recommend you make installation of a minimum of ten Swift nest bricks a planning condition to provide enhancement for biodiversity.

Swifts are in trouble, having declined by over 60% in the last 25 years. Swifts are now a 'Red-listed' species on the list of Birds of Conservation Concern and a Priority species for the Royal Society for the Protection of Birds (RSPB). Without our help, Swifts will be lost as a breeding species in the UK, which will be of great concern to local communities who really value these unique summer visitors.

Designing for and installing Swift bricks into the fabric of the new building during the construction phase is easy, inexpensive, and will last the life-time of the building. In new residential developments, a minimum overall ratio of one cavity per dwelling should be provided and ideally 2-4 nest chambers should be provided per suitable house.

Installing integral Swift nest bricks would contribute to the objectives of national legislation and planning policy set out below and demonstrate the commitment of your authority to protect and enhance biodiversity:

1) Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, states: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

2) This is supported in Paragraphs 185 and 186 of the National Planning Policy Framework (NPPF) , which state respectively:
185 "To protect and enhance biodiversity and geodiversity, plans should:... promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."
186. "When determining planning applications, local planning authorities should apply the following principles:.... development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

Yours sincerely,

Joe Craik

RSPB Swift Champion