4 August 2026

2A Derwent Avenue
Manchester
M21 7QP

www.greatplaces.org.uk
Twitter: @mygreatplace

To Whom It May Concern

Planning Approval Reference: 143615/FO/2025

I am writing to confirm the long term maintenance strategy to ensure compliance with Condition 12 of the above planning approval and as part of the Non Material Amendment submission relating to the new solar PV array configuration as shown on drawing ref. P0308/PVA.

The condition requires confirmation that the solar panels will be: *bird-proofed in accordance with details to be submitted to and agreed in writing by the City Council as Local Planning Authority. Details shall include measures to prevent a gap beneath the panels for birds to exploit. The development shall only be implemented in accordance with the agreed details which shall be retained and maintained thereafter.*

Condition 12 was discharged by City Council on 3 June 2026 following confirmation that the solar panels will be fitted with Bird Blocker kit to prevent birds from nesting underneath the panels.

From a management perspective, Great Places will maintain a cyclical roof and high-level asset inspection regime. The inspection regime may include, but is not limited to, checks relating to:

- Condition of bird-proofing and anti-roosting measures beneath PV arrays.
- General roof condition and weatherproofing.
- Damaged or displaced roof coverings.
- Visible defects associated with PV installations.
- Lightning protection terminations and other rooftop assets where visible.
- Any signs of nesting activity or pest ingress.

The above will be undertaken by Great Places' Assets & Repairs team in their capacity as landlord of Cornish Close.

Yours sincerely,

Nicky Lloyd
Development Programme Manager

Great Places Housing Group Limited: Chief Executive, Alison Dean. RSH Registration Number: L4465. Community Benefit Registered Society: 30045R.
Registered Office: 2A Derwent Avenue, Manchester M21 7QP.
Great Places Housing Association: RSH Registration Number: L1230 Community Benefit Registered Society: 19564R.
Registered Office: 2A Derwent Avenue, Manchester M21 7QP.
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