

Claire Booth
Senior Planning Officer
Development Management
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Our Ref: 0176
App Ref: 71974

Date: 22nd July 2025

Dear Claire,

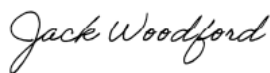
**Application to Discharge Conditions 18, 22 and 40 of Hybrid Planning Permission
Reference 70449 – Discharge of Condition Reference 71974**

Further to your email on the 18th July, please find below rationale from Tyler Grange as to why the applicant is proposing 2 bird boxes on the MSCP and the biodiversity mitigation and enhancement reasons for installing two boxes only on the northern elevation of the building.

"The Ecology report (ref: 15807_R01e_EcIA_LJBP_170124) for the site recommends 2x bird boxes to be incorporated into the scheme within the Phase 1 area. There are limited opportunities on the site to place the boxes due to the lack of mature trees on-site; the car park building presents a suitable structure to place the nest boxes at a suitable height. Bird boxes should be placed in sheltered, shaded locations, ideally facing north or east to avoid strong sunlight and prevailing winds."

I trust this is of assistance and sufficient for the discharge of Condition 18 of hybrid planning permission reference 70449.

Yours faithfully,



Jack Woodford
Planner
07565525197
Jack.woodford@asteerplanning.com

For and on behalf of Asteer Planning LLP