

22 June 2021

Delivered via Planning Portal

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
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Ref: SHEM3008

Dear Jennifer

**PART DISCHARGE OF PLANNING CONDITION 6 PURSUANT TO PLANNING PERMISSION
128905/FO/2020, NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER, M8 5RL**

On behalf of our client, Morgan Sindall Construction ('Morgan Sindall' / 'the Applicant'), an application to part discharge condition 6 insofar as it relates to buildings 45b and 45c, pursuant to the above planning permission for the erection of a multi-storey car park and cycle hub and associated enabling works at the North Manchester General Hospital has been submitted via the Planning Portal (ref. PP-09965302).

The application comprises electronic copies of the following information:

- This Covering Letter
- Completed Application Forms
- Bat Survey Report (Buildings 45b and 45c), prepared by RSK Biocensus (ref. 2481604 NMGH Bat Survey Report Buildings 45b 45c Rev00)

The requisite application fee of £116 has been paid via the Planning Portal.

Background

In March 2021, Manchester University NHS Foundation Trust secured full planning permission (LPA ref. 128905/FO/2020) for the proposed development of a multi-storey car park and cycle hub with associated enabling works at the North Manchester General Hospital (NMGH), Manchester. A full description of development is provided below:

"Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works."

Morgan Sindall are the appointed contractors for the development, with P.P. O'Connor undertaking the relevant demolition work.

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The planning permission includes a series of planning conditions, including pre-commencement conditions, which require the Applicant to submit additional information for approval by the Local Planning Authority (LPA).

A discharge of condition application has been submitted (ref. CDN/21/0438) to the LPA seeking to part discharge condition 6 in so far as it relates to buildings 43, 45a, 45d, 45e, 47, 54, 70 and 71. This application was submitted on 4 June and is currently awaiting determination.

The remainder of the buildings on the site, namely buildings 45b and 45c, are to be assessed as part of this discharge of condition application. As such, approval of this application will allow for the full discharge of condition 6 as all the relevant buildings on the site will have been reviewed across this application and the previously submitted application (ref. CDN/21/0438).

Condition 6

Condition 6 (Bat Surveys) states the following:

(a) No demolition of buildings B47, B45a, B45b, B45c, B45d, B45e and B43 (as detailed within Ecological Constraints Report and Bat Survey, prepared by RSK stamped as received by the City Council, as Local Planning Authority, on the 17 March 2021) shall take place until dusk emergence and/or dawn re-entry surveys to establish the presence / likely absence of roosting bats have been undertaken within the bat active period (May to September, inclusive) and the results, along with any associated mitigation measures, have been submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Any agreed mitigation shall be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and verification of the implementation of the mitigation shall be submitted for approval in writing within one month of implementation. Any mitigation measures shall then be retained thereafter in accordance with the agreed details.

The enclosed Bat Survey Report, prepared by RSK Biocensus (ref. 2481604 NMGH Bat Survey Report Buildings 45b 45c Rev00), presents the results of bat surveys undertaken at NMGH. The survey took place in April – June 2021, following the Preliminary Roost Assessments (PRA) completed at the site by RSK Biocensus in October 2020 (which in itself was an update of the surveys undertaken by Ramm Sanderson in February 2020).

It is important to note that the survey only relates to buildings 45b and 45c on the site, with the previously submitted discharge of condition application (ref. CDN/21/0438) covering the remainder of the buildings on site, namely 43, 45a, 45d, 45e, 47, 54, 70 and 71.

Buildings 45b and 45c were assessed within the PRA to offer moderate suitability for roosting bats. Following best practice guidelines, two bat surveys and a dusk emergence and dawn re-entry survey were undertaken at these buildings to assess the presence or likely absence of roosting bats. A further dusk emergence survey was carried out to allow categorisation of roosts detected during the above visits in accordance with the Bat Conservation Trust Guidelines.

Two common pipistrelle day roosts were identified during surveys. This included the eaves on building 45b and the ridge tile line for building 45c. However, bats were not observed using either of these features during the remaining surveys and therefore the low usage of this access point is sufficient to conclude these features are used for day roosting.

On the basis that two common pipistrelle day roosts are to be lost as part of the proposed demolition works, a Bat Mitigation Class Licence will be acquired by RSK Biocensus on behalf of the Applicant. Mitigation measures required under the Bat Mitigation Class Licence will broadly comprise of:

- Provision of two bat boxes (one per roost) on suitable trees within the woodland to the east of 45b and 45c.
- A toolbox talk to all contractors to discuss working methods, risk of bats being present work areas, what to do if bats are found unexpectedly in and legal status of UK bat species; and
- Working methodology will be agreed in collaboration between the Bat Mitigation Class Licence holder and contractors on site

In addition to this, a number of enhancement measures are also proposed to maximise the ecological value of the site's habitats following implementation of the proposed development in accordance with National Planning Policy Framework (2019) and Policy EN15 within Manchester City Council's adopted Core Strategy.

These enhancement measures are detailed within the enclosed Bat Survey Report, but to summarise comprise the incorporation of night-scented plants and linear features within soft landscaping, the addition at least 12 further bat boxes to be incorporated within the final scheme and the external lighting to be designed in accordance with Institute of Lighting Professionals (ILP, 2018) Guidance Note 08/18 'Bats and Artificial Lighting in the UK'.

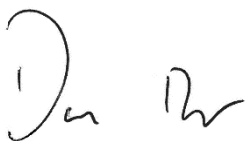
On the basis that the Bat Mitigation Class Licence is acquired, alongside the implementation of any required mitigation and enhancement measures, it is considered that condition 6 can be discharged insofar as it relates to buildings 45b and 45c which, alongside application ref. CDN/21/0438, will allow for the full discharge of condition 6.

Conclusion

This application seeks to part discharge condition 6 (Bat Surveys) in so far as it relates to buildings 45b and 45c. This application, alongside discharge of condition application ref. CDN/21/0438, reviews all the relevant buildings on-site and allows for the full discharge of condition 6.

I trust you have all the information you require to validate this application and approve the details associated with the aforementioned conditions. However, should you have any queries or require any further information, please do not hesitate to contact my colleague Olivia Carr (olivia.carr@turley.co.uk) or me.

Yours sincerely



Daniel Ramsay
Assistant Planner

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