



Planning Department  
Manchester City Council  
P O Box 532  
Town Hall  
Manchester  
M60 2LA

Our Ref: 70083427-001

24 May 2022

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPLICATION TO DISCHARGE OF CONDITION 1 (BAT EMERGENCE SURVEY) OF PRIOR  
APPROVAL REF: 132850/DEM/2022  
FORMER SAXON STREET GASWORKS, SAXON STREET, MANCHESTER  
PP-11273000**

On behalf of National Grid, please find enclosed an application to discharge Condition 1 (Bat Emergence Survey) of prior approval ref: 132850/DEM/2022 at the above site.

In addition to this cover letter, an Emergence Bat Survey prepared by Iceni Ecology Ltd is submitted in support of discharging Condition 1.

The fee of £116, for a discharge of condition application, has been paid online via the Planning Portal

**Condition 1**

Condition 1 states:

*"Prior to the demolition of the 4no. ancillary buildings (boiler room, electrical intake room, brick store and store room), a bat emergence survey to identify whether bats are present within the 4no. ancillary buildings on the site shall be submitted to, and approved in writing by, the City Council as local planning authority, together with mitigation measures with bats are present, prior to commencement of development. Any mitigation measures which are approved shall be implemented within a timeframe to be agreed with the City Council as local planning authority.*

*Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Manchester Core Strategy (2012)."*

The Ecological Appraisal (January 2022) that was approved under application ref: 132850/DEM/2022 explains that an assessment for bat roost potential was undertaken of buildings and trees in accordance with the Bat Conservation Trust's (BCT's) Good Practice Guidelines. The report concluded that the habitats within the site were assessed as having 'Low' suitability for foraging/commuting bats, given the site's small size, urban location and lack of vegetation. However, it was recommended that a single emergence (dusk) survey for bats should be undertaken to ascertain if they support a bat roost, prior to demolition.



As such, the findings of an Emergence Bat Survey is enclosed with this application. The submitted document concludes that the buildings on site do not currently support a bat roost and that demolition can be undertaken with no further bat surveys.

**Conclusion**

I trust that the above and enclosed is sufficient to fully satisfy the requirements of Condition 1 and that it can therefore be formally discharged. However, please let me know if you have any queries or require any additional information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M C Stocks'.

Matthew Stocks  
Associate Director