



For, Gerry Yeung,

Kingston Lodge, Kingston Road, Didsbury, M20 2SB

11th December 2020

Re: Discharging Conditions 4, 9 & 11 of Planning Application No. 126683/FO/2020

Document Context

This document aims to outline how **Condition 4, 9 & 11** of Planning Application No. **126683/FO/2020** can be discharged.

4) No development (including underpinning, re-roofing, modifications and extensions to Kingston Lodge which supports roosting brown long-eared and common pipistrelle bats) shall commence until written confirmation of a License issued by Natural England has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be undertaken only in accordance with the agreed details.

An application to Natural England is currently being processed to grant a European Protected Species Mitigation licence (EPSML) at Kingston Lodge; once this licence is in place it will provide legal means to destroy and mitigate for the bat roosts, refurbish the building and integrate the new bat roost provisions mid-development. The licence contains comprehensive details in relation to bat box types to be used with justification, locations of boxes to be used at the building and trees, and details regarding appropriate timings; indicative information is contained within the named Dusk & Dawn Survey report and they are highly unlikely to be over-written by the EPSML. The reader is therefore referred to the report as there is no requisite to change what is proposed.

The required details are contained within the two ecological reports have been published and issued to the Applicant for which the permission grants consent, as follows:

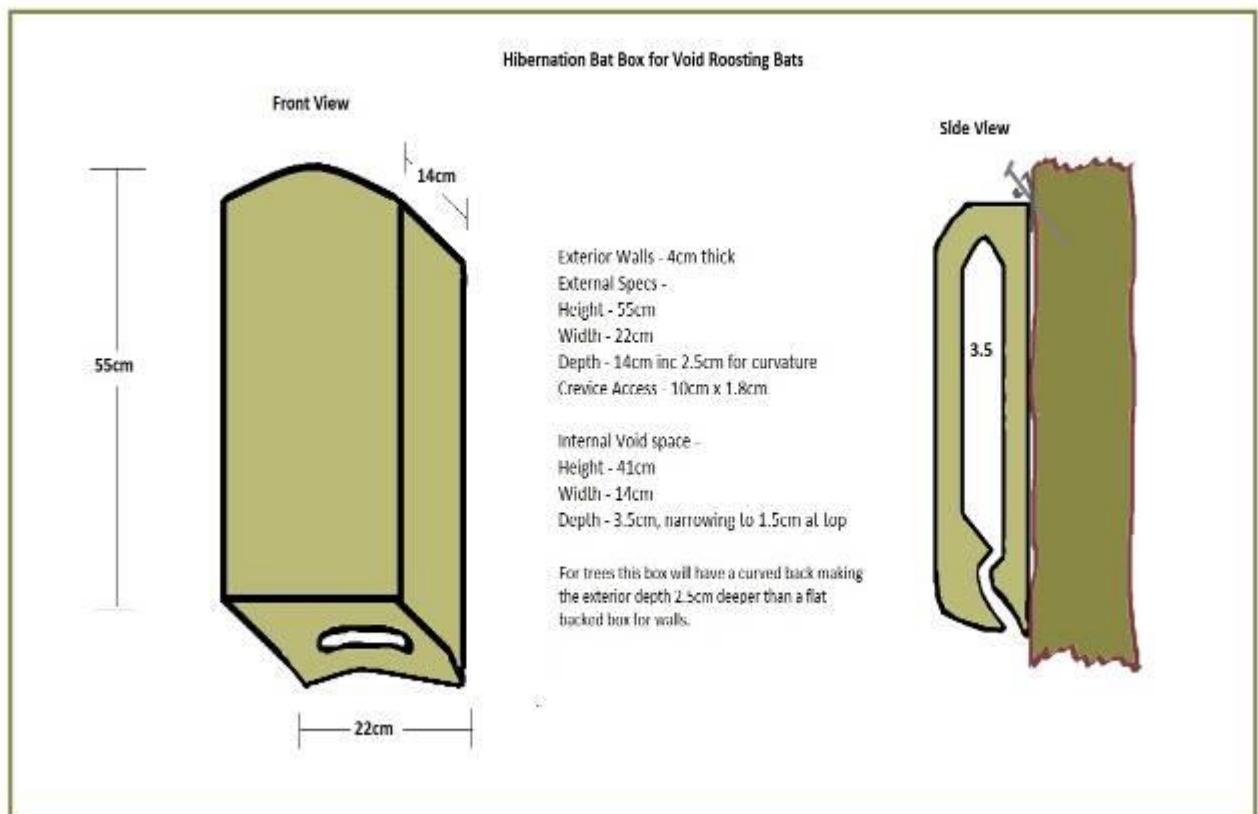
- Bats & Breeding Birds Survey prepared by Tyrer Ecological Consultants Ltd dated May 2020 received on the 12 May 2020;
- Dusk-Dawn Survey Results prepared by Tyrer Ecological Consultants Ltd dated September 2020 received on the 29 September 2020.

9) No works, including works to trees and shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

An updated site visit undertaken on 07th December 2020 identified that site clearance required to facilitate the development has now been undertaken; this was completed at the end November/beginning of December and outside of the bird breeding season, thus no further survey are required in relation to breeding birds.

11) Within one month of the commencement of development a scheme detailing the type and location of nest and bat boxes to be provided on site and a timescale for their installation shall be submitted to and approved in writing by the City Council as local planning authority. The measures shall be subsequently undertaken in accordance with the approved details.

Kingston Lodge was attended on 7th December 2020 by Mrs. K. Wilding, Director of Tyrer Ecological Consultants Ltd, a highly experienced Bat licenced surveyor: Natural England Class 2 License holder (CLS-14227) - the purpose of the visit was to establish the status-quo of the site remains the same, and also to install a bat hibernation box - the installed box is presented below; it has been installed early to form a receptor for if bats need to be captured and translocated during works. Further mitigation in respect to the detail and location of bats boxes has been provided within the aforementioned documents, notably the dusk/dawn survey results and the EPSML application to Natural England.



Greenwood Ecostyocrete™ bat Hibernation box



Hibernation / receptor box now in situ at Kingston Lodge

In respect to breeding birds it is recommended that an integrated Sparrow house nest box is incorporated into a northern elevation and positioned approximately 3 metres above ground level. Additionally boxes can be incorporated and installed on trees to the north east of the site which will provide cavity nest sites for species such as Great, Blue, Coal & Crested Tit, Resstard and Nuthatch for example.



Sparrow nest house & bird boxes suitable for crevice nest species

Relative to the above the protocol has been determined using the collective and long standing experience of Tyrer Ecological Consultants Ltd and the specific nature of the site. Tyrer Ecological Consultants Ltd can confirm that the contents of this document have been reviewed and approved by Mrs. K. Wilding, Director of the company and experienced Bat Ecologist of 13 years, and her assessment is consistent with that of Mr. Pritchard.

The contents of this document can be relied upon and have been presented in accordance with best practice guidance, and all available survey data at the site to date.

Document devised by: Mr. M. J. Pritchard (Ecologist) (11/12/2020)

A handwritten signature in black ink, appearing to read 'MJP', with a stylized flourish extending to the right.