

**Application to Discharge Pre-Commencement Condition 9 (for the entirety of the Development)
Attached to Planning Permission 132366/JO/2021**

**Land to the South of Wilmslow Old Road and to the West Aviation Viewing Park, Manchester,
WA15 8XQ.**

Condition 9 - Bats

Any trees or buildings to be removed to facilitate the scheme shall be inspected for the possible presence of bats prior to removal work commencing. A methodology for the surveying of Vicarage Cottages, based on the details contained within the AECOM letter stamped as received on 29th May 2019, shall be submitted to and approved by the City Council as local planning authority and thereafter undertaken in accordance with those approved details.

If bats are found to be present then all tree removal and demolition work shall cease and no further work shall proceed until a scheme to mitigate the impact on bats has been submitted to and approved in writing by the Council as local planning authority. Any such scheme shall be implemented in full in accordance with the approved details and a timetable agreed in writing by the Council as local planning authority.

Methodology

Vicarage Cottages (comprising two buildings within the Clough Bank B development site) will be subject to three dusk emergence surveys, using a team of AECOM ecologists to adequately cover all aspects of the buildings and potential roost features. At least one member of the team will be registered to use the Natural England bat survey class licence and will lead all three surveys. All bat activity during the surveys will be recorded.

The dusk emergence surveys will be carried out from mid-May to July, with one survey in May, a second in June and the third in July. The surveys will be carried out in suitable weather conditions, i.e. not during heavy rain, wind or temperatures of less than 10°C.

The surveys will commence 15 minutes prior to sunset and continue for 2 hours after sunset. Hand held bat detectors and infrared cameras will be used in all three surveys. Sound recordings will be made in full spectrum Wave Audio File ('WAV') to allow subsequent verification of species or species groups, where required.

Records of emergence/ re-entry will be subsequently analysed using Elekon's BatExplorer software to identify the species of bat present. Infrared video footage will be analysed following the survey to confirm presence/absence of roosting bats.