

Julie Roscoe
Planning
Manchester City Council
PO Box 532
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M60 2LA

6th June 2024

Dear Julie,

Erection of a Bat Mitigation Structure Associated with Permission 132366/JO/2021 on Land to the South West of Wilmslow Old Road and North West of the Aviation Viewing Park, Manchester Airport, WA15 8XQ

This letter forms the Planning and Design and Access Statement to accompany the attached planning application for the erection of a bat mitigation structure in relation to permission 132366/JO/2021 for airport related development on land off Wilmslow Old Road. The following supporting material is also submitted:

- Drawing no. 60609076-MAN-CBB-BMS-002 P1 – Clough Bank B Bat Mitigation Structure Site Location Plan
- Drawing No. 60609076-MAN-CBB-BMS-003 P1 – Bat Mitigation Structure Concept
- Drawing No. 60719865-ACM-ZZ-ZZ-DR-SE-01001 P01 – Bat Barn Proposed Plans
- Drawing No. 60719865-ACM-ZZ-ZZ-DR-SE-04001 P01 – Bat Barn Proposed Sections
- Superstructure and Substructure Design Calculation Report Rev P01 (May 2024)
- Preliminary Bat Roost Appraisal Report (December 2023)

Planning Statement

Planning permission was granted in 2019 for a combined bussing and motor transport service centre (consisting of a part single/part two storey motor transport building and a single storey bus washing building), a 2,700 space public long stay car park, amendments to the layout of Wilmslow Old Road, together with the provision of landscaping, surface water drainage infrastructure and the demolition of four residential properties collectively known as Vicarage Cottages (planning application reference 122638/FO/2019). This permission was varied in 2021 to allow for a phased commencement of the development (planning permission reference 132366/JO/2021). The 2021 permission was subsequently implemented in 2022.

Planning permission was previously granted (125916/FO/2020) for a bat barn to provide mitigation for the bat roosts found within Vicarage Cottages following a preliminary bat roost appraisal survey that was undertaken in May 2019 and subsequent dusk emergence and dawn re-entry surveys between July and

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September 2019. Permission 125916/FO/2020 has since lapsed and a new permission is now being sought to provide compensatory bat mitigation prior to the demolition of the cottages.

Further bat surveys were commenced in 2023 to inform the nature of appropriate mitigation and determine whether the design of the previously consented bat barn would still appropriately mitigate for the effects on the roost, or whether a revised design would be required.

A preliminary bat roost appraisal was undertaken in December 2023 of the wider site subject of planning permission 122638/FO/2019 and 132366/JO/2021. This considered the five Vicarage Cottage buildings and one tree within the Site as having some potential for bats. This report is appended. It confirmed roosts in two buildings (buildings 1 and 2) but not within buildings 3 to 5 or in the mature tree. The report recommended dusk emergence surveys to confirm the roost characterisation and inform a European Protected Species Mitigation Licence and the nature of appropriate mitigation. These surveys were conducted in May 2024 and from these it was established that the features included in the bat mitigation structure that was consented under planning permission 125916/FO/2020 remain suitable and are included in the design that forms the basis of this new application.

The proposed location of the bat mitigation structure will be within the landscape buffer area associated with permission 122638/FO/2019 / 132366/JO/2021. The site falls within land that is allocated as part of the 'Manchester Airport Strategic Site' as defined by Policy MA 1 of the Manchester Core Strategy (July 2012) and is further defined as being within the Airport Operational Area.

Design and Access

The application comprises the erection of a bat mitigation structure within the landscape buffer that forms part of permission 122638/FO/2019 / 132366/JO/2021. The location is shown on the appended drawing no. 60609076-MAN-CBB-BMS-002 P1.

The bat mitigation structure will be a timber structure with open sides, measuring 4.5m x 5m, supporting a single floor attic space. The overall structure height will measure 7.5m. Elevations and design details are shown on the appended drawings 60719865-ACM-ZZ-ZZ-DR-SE-01001 P01 (Proposed Plans), 60719865-ACM-ZZ-ZZ-DR-SE-04001 P01 (Proposed Sections) and 60609076-MAN-CBB-BMS-003 P1 (Bat Mitigation Structure Concept) and detailed with the Superstructure and Substructure Design Calculation Report. The roof space of the bat mitigation structure seeks to replicate that of Vicarage Cottages. A bitumen roofing felt will be used with slate roofing tiles and brickwork to complete the gable ends. Fibreglass insulation will also be provided. There will be open dormers fitted on the eastern and western sides of the roof to allow access and egress for bats, as well as access points for bats under ridge tiles, access under eaves, and timber boards lifted. Two bat boxes will be retrofitted to the structure once it is in place.

The bat mitigation structure will be set on concrete pad foundations. Drainage will comprise of a gravel trench around the structure 500x200mm deep with 25mm S G stone.

MAG has a strong track record of the provision of such facilities. Similar designs have been successfully deployed as part of the Runway 2 scheme and more recently associated with the Global Logistics Hub on land at Oak Farm (planning permission 101993/FO/2013/S2) and on land at Sunbank Wood (planning permission 102568/FO/2013/S2).

Access to the bat mitigation structure will be restricted to those holding Licences to handle protected species and so it is inappropriate to apply the usual development access requirements. Access to the

structure for on-going maintenance and survey purposes will be through managed field access. No vehicle access or hardstanding is proposed.

I trust the details submitted are sufficient to enable the application to be registered, but should you require any further details or have any queries please do not hesitate to contact me.

Yours sincerely,



Natalie Belford
Senior Planner