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12 June 2024

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

FAO: Jack Naven

Dear Jack,

Station Building, Science and Industry Museum – Application to Discharge Condition 4 (Bat License) of application ref. 138401/FO/2023

On behalf of our client, the Science and Industry Museum ('The Museum') (on behalf of the Science Museum Group), this application seeks to discharge Condition 4 (Bat License) in full.

For clarity, the Description of Development as written on the Decision Notice is as follows:

'Phased refurbishment and waterproofing works at the Viaduct and Station Building, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and Station Building, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct.'

This application seeks to discharge Condition 4 on the Decision Notice of the approved application.

Condition 4 (Bat License)

'Prior to the commencement of any works where bats may be affected, a license shall be issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species

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Regulations 2017 authorising the specified activity/development to go ahead: or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license, must be submitted to and approved in writing by the City Council as local planning authority.'

Following the submission of an Ecological Appraisal alongside the initial application at the Site, the accompanying ecologist's letter confirms that following the undertaking of several ecological surveys at the Site, the structures present at the Site offer negligible potential to support roosting bats.

The letter outlines that two dusk emergence bat surveys have been undertaken at the New Warehouse building, under a separate planning application at the wider Museum site, and levels of bat activity were recorded as very low and limited to common pipistrelle only. The letter outlines that a day roost was identified at the New Warehouse, however it was recorded to be used by one or two common pipistrelles only.

As such, the letter confirms that the proposed works are not likely to result in any impacts to bats, or their roosts, and a mitigation licence is therefore not required.

In the unlikely event that a bat is encountered during any of the works, work will be paused in that area and an ecologist will be contacted.

Application Documentation

The following documents are submitted in support of this application:

- Discharge of a condition application form;
- Bat License Note prepared by Rachel Hacking Ecology dated 19.04.24.
- Covering Letter prepared by Deloitte dated 05.06.24.

This application to fully discharge Condition 4 has been submitted online via the Planning Portal (reference: PP-13104983).

I would be grateful for written confirmation of receipt and registration of this application. Please do not hesitate to contact Eleanor Bird (efbird@deloitte.co.uk / 020 7007 3891) or Eleanor Scrafton (escrafton@deloitte.co.uk / 0161 455 8598) if you have any questions or require any further information.

Yours sincerely

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