

Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our ref EKPS/230707/KP

Submitted via the
Planning Portal

9 May 2024

EuanKellie
property solutions

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Manchester
M1 4ET

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FAO David Lawless

Dear Sir or Madam,

Application to Discharge Conditions 9 (Details of Biodiversity Enhancements) attached to Planning Permission 138220/FO/2023 for Change of Use of 124 Longley Lane, Sharston Industrial Estate, Manchester, M22 4SP

On behalf of our client, Daycare4Dogs Limited ('the Applicant'), we are pleased to enclose an application to discharge condition 9 attached to planning permission ref. 138220/FO/2023 for the change of use of the building at 124 Longley Lane, Sharston Industrial Estate to be utilised as a dog daycare facility.

Condition Wording

Condition 9 states the following:

9) Prior to the commencement of the use hereby approved, details of the biodiversity enhancements referred to in Section 4.2 of Preliminary Bat Roost Assessment and nocturnal Bat Survey Report (Collington Winter Environmental), received on 29 September 2023, including a timetable for their installation and maintenance regime, shall be submitted to and be approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

Submission Material

In addition to this covering letter, the planning application is supported by the following:

- Specification (Product Data Sheet) for double crevice bat box prepared by The Nestbox Company Ltd.

As required by the condition, the following details relating to installation and maintenance are also provided:

- Installation: The bat box will be installed prior to the site becoming occupied by Daycare4Dogs (this is expected to take place in July or August 2024, subject to completion of the site acquisition).
- Maintenance: The bat boxes will be cleaned each winter. Once it has been established that the bat box is not occupied, it will be opened (by the removeable roof) and cleaned. It will also be checked for any damage which may have occurred, such as broken seams around the roof. Any repairs will be made using a roof sealant.

I trust the submitted information is sufficient, however should you have any questions or require any further information, please do not hesitate to contact me by email or telephone (07904 225814).

Yours faithfully,

A handwritten signature in black ink, appearing to be 'K Paddick', written in a cursive style.

Kelly Paddick MCD MRTPI PIEMA
Company Director
kelly@euankellie.co.uk