

RE: 137226 - Part of Plot C & Plot E, Great Jackson Street

Wed 25/10/2023 10:40

To: Lucy Harrison

Cc:

Hi Lucy

Thank you for forwarding the bat survey for the above application.

The survey found no evidence of bats emerging from the building. However as bats are highly mobile creatures we would advise that the following informative be attached to any permission, should it be granted:

Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

As the proposal involve the loss of vegetation that may be used by nesting birds, we would advise that the following condition be attached to any permission:

No removal of or works to any hedgerows, trees or shrubs shall take place between 1st March and 31st August 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.

The bat survey and original ecology survey both made recommendations for biodiversity enhancement measures. However, these do not appear to have been incorporated into the landscaping of the scheme. We would therefore advise that the following condition, or similar, be attached to any permission:

A scheme for the Biodiversity Enhancement Measures, as set out in section 5 of the Bat Activity Survey At Building 1 (Gaddum House) by ERAP (Consultant Ecologists) Ltd dated September 2023 (ref: 2022-117c) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Yours sincerely



Senior Ecologist

Greater Manchester Ecology Unit
Dukinfield Town Hall
King Street
Dukinfield
Tameside
SK16 4LA

[REDACTED]
[REDACTED]
Website: www.gmwildlife.org.uk

Facebook: www.facebook.com/pages/Greater-Manchester-Local-Record-Centre

Twitter: [GMLRC@GMrecordcentre](https://twitter.com/GMLRC@GMrecordcentre)

From: Lucy Harrison [REDACTED]

Sent: 18 October 2023 11:42

To: [REDACTED]
[REDACTED]

Subject: Fw: 137226 - Part of Plot C & Plot E, Great Jackson Street

Hi [REDACTED]

Further to both of your comments on the above scheme, please find attached a bat survey. Please would you let me know whether this is satisfactory and whether you have any further comments to make.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

[REDACTED]
[REDACTED]
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NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: [REDACTED]

Sent: 18 October 2023 11:17

To: Lucy Harrison [REDACTED]

Cc: [REDACTED]
[REDACTED]

Subject: RE:137226 - Part of Plot C & Plot E, Great Jackson Street

Hi Lucy,

Apologies for the delay and thank you for your patience – please find attached the bat survey undertaken, no bats were detected.

Many thanks,

[REDACTED]
[REDACTED]
Senior Town Planner | Deloitte LLP

The Hanover Building, Corporation Street, Manchester, M4 4AH

[REDACTED] | www.deloitte.co.uk/realestate

From: Lucy Harrison [REDACTED]

Sent: 04 October 2023 12:35

To: [REDACTED]

Cc: [REDACTED]

Subject: [EXT] 137226 - Part of Plot C & Plot E, Great Jackson Street

Hi [REDACTED]

For Crown St Ph3 (137226), I note that GMEU asked that a dusk/dawn bat survey be undertaken before a decision is made on the planning application (see attached). Please would you let me know whether this is being undertaken and let me have a copy of it so that I can reconsult GMEU.

Thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

[REDACTED]
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