

19th July 2023

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Graham Morley
Wythenshawe Community Housing Group
8, Poundswick Lane
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Dear Graham,

OAKWOOD LODGE – DISCHARGE OF PLANNING CONDITION 8 - BAT LICENCE

Thank you for appointing Helen Hamilton Ecology to carry out bat surveys at this site and to register the site under Natural England's Bat 'Low Impact' Licence', also known as BMCL. I am MCIEEM, CEnv and a Registered Consultant under the CL21 Annex B. I am experienced in this type of bat licensing and have successfully registered 3 sites so far in 2023.

I am writing this letter to outline the proposals for discharging Condition 8 of the planning permission 133576/FO/2022 and 135609/JO/2022, presented below:

8) The demolition of the Oakwood Resource Centre shall not commence until either of the following has been submitted to and been approved by the City Council as local planning authority:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or**
- b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence.**

Reason - To ensure the protection of species or their habitat 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.

I can confirm that the site is likely to meet the criteria for BMCL because previous surveys in 2021 found a small common pipistrelle roost in the building on the south elevation (1 bat). This roost is of a type and species that fits within the 'low impact' definition.

The full suite of bat surveys undertaken in 2021 is being updated this summer, in line with the requirements of BMCL and good practise. This comprises a detailed inspection of the exterior plus 3 emergence surveys at dusk. Methods follow standard best practise.

My first bat emergence survey on 29/6/23 recorded no bats at the known roost but found another roost on the northern elevation where a single bat emerged, a common pipistrelle. The low impact licence can cover up to 3 roosts and 10 bats, so the data still indicates the site is suitable for BMCL registration.

I also inspected the exterior of the property in daytime on 5/7/23, finding no evidence of further bat roosts, although many suitable crevices were present and will be covered during the second and third

emergence surveys which are proposed for 7/8 and 22/8. The site is considered unlikely to host a roost type that does not fit within BMCL.

After the third survey (22/8), the BMCL can be applied for, and usually takes 10 working days to be confirmed. The application will be for permanent destruction of both small daytime non-breeding common pipistrelle roosts.

Under the licence, the following actions will be taken:

- Tool box talk to contractors prior to any works being done to the building.
- Careful search of all roost areas before demolition.
- Soft demolition of roost areas under supervision of Registered Consultant.
- Careful capture of any bats found and release at a pre-erected bat box on site.
- Any injured bats to be taken for rehabilitation or euthanasia.

No compensation will be required.

I hope this provides sufficient information for the LPA to be satisfied that Condition 8 can be discharged in advance of the licence application, as waiting for this plus the LPA consultation period of 2 months will put the demolition behind schedule. Delays to the scheme will mean the works could potentially be more disturbing for bats and may enter the hedgehog hibernation period which would conflict with the approach in the Hedgehog Reasonable Avoidance Measures Method Statement.

Yours sincerely,



Helen Hamilton BSc, MSc, MCIEEM, CEnv

Principal Ecologist & Director