

15th November 2022

Our Ref: SRS/BP/220416

Ellie Philcox
Director
Euan Kellie Property Solutions
Neo
Charlotte Street
Manchester
M1 4ET

Email: ellie@euankellie.co.uk

Dear Ellie,

KING STREET WEST, MANCHESTER – ADDITIONAL DETAILS OF PROPOSED BAT MITIGATION

Further to the request in relation to bat mitigation and compensation at the above site, please find below the details of the bat roost features proposed for the site. The site has two small bats roosts, as presented in the existing ecology report for the site (Penny Anderson Associates (PAA) 2021¹). Both roosts are classified as summer day roosts and are used by one or two common pipistrelle bats.

The first roost on Garden Lane elevation is within eroded mortar of the brickwork close to where the existing footbridge link is proposed for removal (see Photograph 5, PAA 2021). This area will be subject to brickwork repairs as part of renovations. Thus, the bat roost will be permanently lost. Bat boxes will be provided in compensation and the roost would be closed under licence from Natural England.

The second roost is within the chimney feature of the south elevation of the courtyard (see Photograph 9, PAA 2021). The chimney structure will be retained but will be subject to repairs as part of renovations, which will result in loss of the roost feature. As such, it is proposed to also close this roost down under licence and provide compensatory bat roost features (bat slates).

Therefore, in addition to the current bat box location (shown on Drawing B1_02_2213, submitted with the application) the following is proposed and presented on Figure 1 (enclosed):

- 4x bat slates fitted into the retained tiled roofs, at least two (2x) in the vicinity of the current roost within the chimney structure; and
- 1x integrated bat box on the Garden Lane elevation where brickwork infill is proposed (this is next to the current roost location).

These additional bat roost features will provide a variety of external crevice features and varying locations, giving a suitable range of roosting opportunities to local bat populations. The specification of the bat roost features will be developed in consultation with an appropriately experienced ecologist as part of the licence application process.

Roost closures under licence from Natural England would be undertaken in a managed way as required by the terms of the bat licence and associated Method Statement, which is outlined in paragraph 4.15 of the ecology report, PAA 2021.

I hope this information is clear but please do not hesitate to contact me if you have any queries.

Yours sincerely
For and on Behalf of
PENNY ANDERSON ASSOCIATES LTD

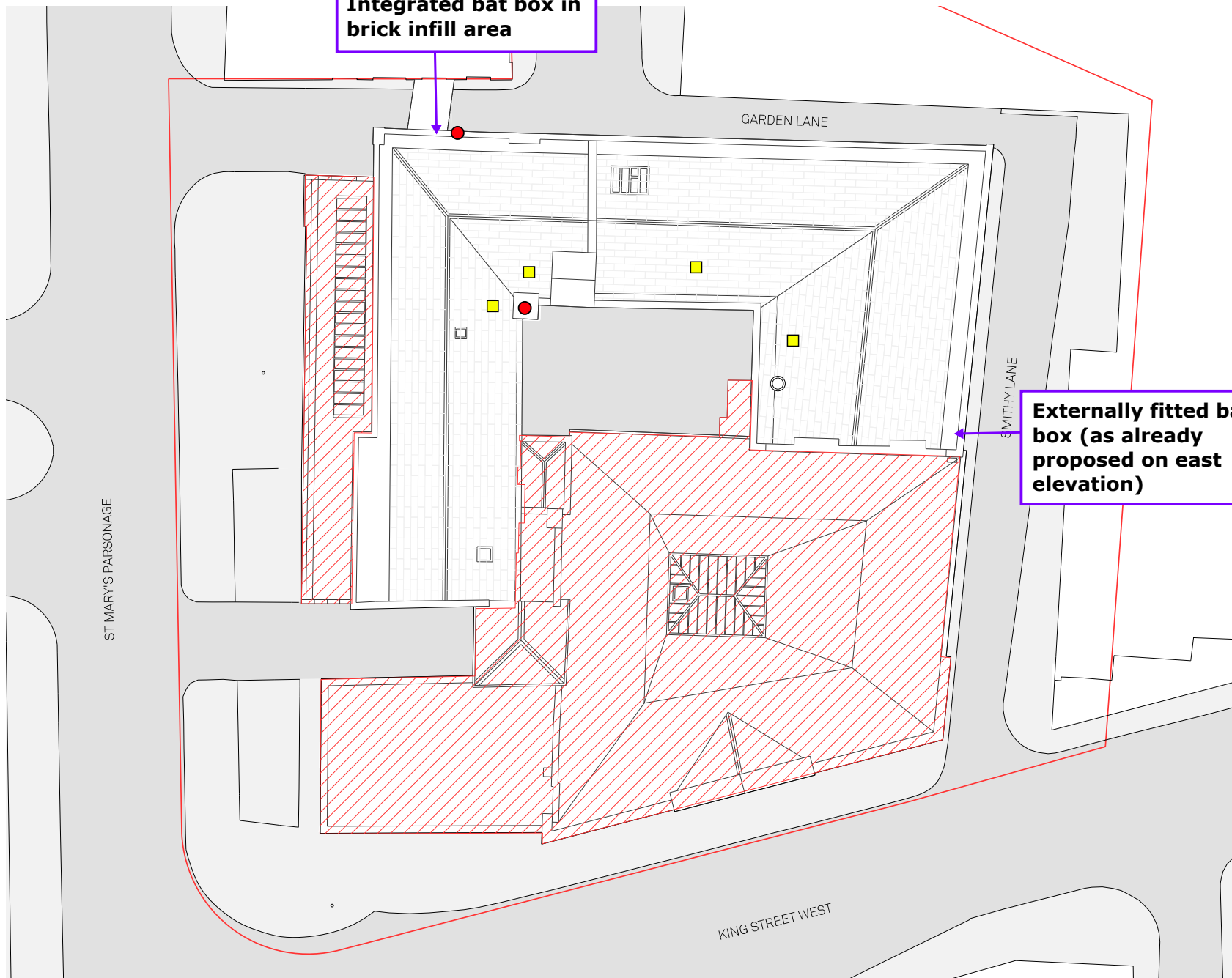


Dr Sarah Ross
Associate Director

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Encl Figure 1 Bat Mitigation and Enhancement Plan

¹ PAA 2021. *Reedham House, Manchester. Extended Phase 1 Habitat Survey and Building Inspection for Bats and Bat Activity Surveys.* Unpublished report to Property Alliance Group. September 2021.



Legend

- Site boundary
- Demolition scope
- Known roost to be lost
- Bat slate

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Project Name: Reedham House, Manchester

Discipline: Ecology

Title:

BAT MITIGATION AND ENHANCEMENT PLAN

Scale	Not to scale		Drawing No.	Figure 1	
Drawn By	CC	Originator	SRS	Date	15/11/2022
PMA Ref.		Revision			1.0