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P Casey & Co Ltd

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BY Email

SITE VISIT AND VERIFICATION LETTER STATEMENT GREENBROW SOCIAL CLUB

BACKGROUND & OBJECTIVES

E3P were instructed to undertake a Site Walkover at Greenbrow Social Club, hereafter referred to as 'the site'.

The current statement has been prepared by Lowri Thomas BSc (Hons), Senior Ecologist at E3P, who holds an Associate CIEEM membership and has experience undertaking ecological surveys and managing a wide variety of projects across the UK.

The letter statement has been produced to discharge Condition 12:

"Condition 12: Section b) Prior to the first occupation of the development a verification report and supporting evidence confirming the inclusion of the biodiversity enhancements within the proposed development shall be submitted to and approved in writing by the City Council as Local Planning Authority."

SITE LOCATION

The site is located in the predominantly residential area of Wythenshawe, Greater Manchester. The site is accessed via Greenbrow Road, which defined the eastern boundary of the site. Wythenshawe Hospital is located approximately 320 m north of the site. The M56 motorway is located approximately 530 m south of the site at its closest point, beyond which lies Manchester Airport. Please refer to Figure 1.1 for the approximate site location.



FIGURE 1.1 APPROXIMATE SITE LOCATION



METHODOLOGY

A walkover of the site was undertaken by Daniel Syddall on 1st October 2025 to confirm the locations of the biodiversity enhancements within the proposed development in line with the Biodiversity Enhancement Scheme produced by E3P in 2024 (drawing reference: 80-980-004). The weather was dry and overcast.

RESULTS

During the walkover of the site, Plots 1 - 8 had been constructed with four Vivara Pro Build-in Woodstone Bat Boxes installed, as well as the four Woodstone Build-in Swift Next Boxes. In addition, two boxes, one Vivara Pro Build-in Woodstone Bat Boxes and one Woodstone Build-in Swift Next Boxes had been integrated into the building with the north of the site. All boxes had been installed on the correct aspects and at suitable heights, in line within the Biodiversity Enhancement Scheme produced by E3P in 2024. A drainpipe was noted over one of the Vivara Pro Build-in Woodstone Bat Boxes, though it is anticipated the feature is still accessible due to gaps either side. However, the site manager was informed of this, and it was noted that the drainpipe would be moved to make the feature fully accessible.



Figure 2 Showing Vivara Pro Build-in Woodstone Bat Boxes



Figure 3 Showing Vivara Pro Build-in Woodstone Bat Boxes





Figure 4 Showing Vivara Pro Build-in Woodstone Bat Boxes



Figure 5 Showing Vivara Pro Build-in Woodstone Bat Boxes

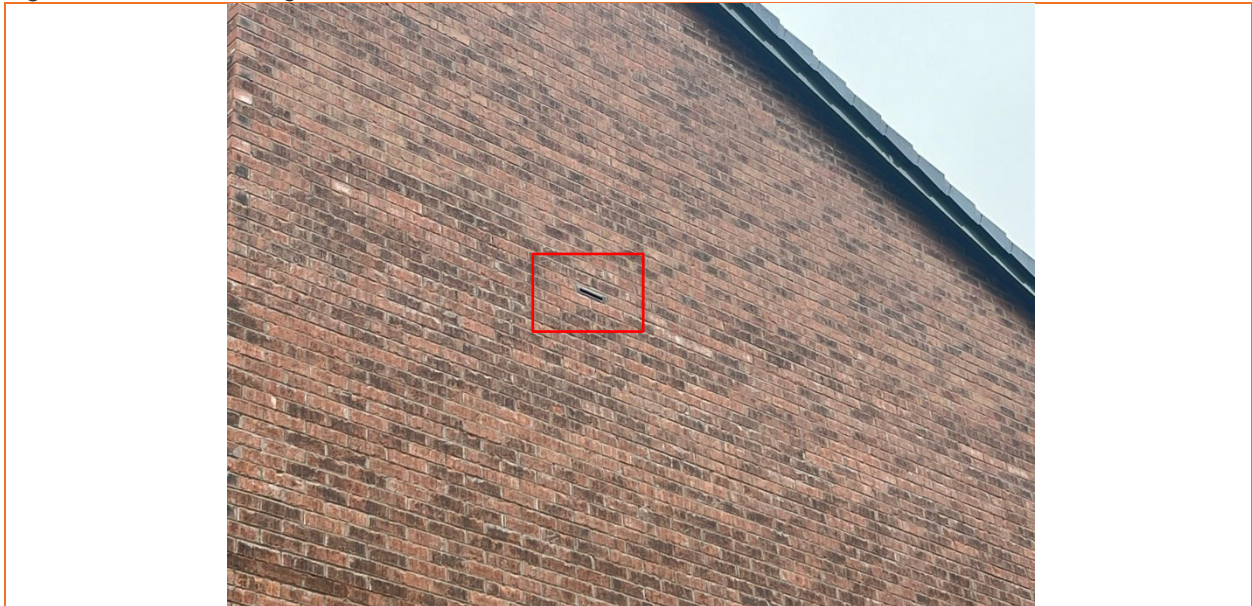




Figure 6 Showing Vivara Pro Build-in Woodstone Bat Boxes



Figure 7 Showing Woodstone Build-in Swift Next Boxes





Figure 8 Showing Woodstone Build-in Swift Next Boxes



Figure 9 Showing Woodstone Build-in Swift Next Boxes





Figure 10 Showing Woodstone Build-in Swift Next Boxes



Figure 11 Showing Woodstone Build-in Swift Next Boxes





CONCLUSIONS AND RECOMMENDATIONS

The Bat Boxes and Bird Boxes have been installed as detailed in line with the Biodiversity Enhancement Plan. A drainpipe was noted over one of the Vivara Pro Build-in Woodstone Bat Boxes. It was determined the feature would still be accessed due to the gaps present either side, though it was agreed with the site manager this would be rectified. As such, Condition 12 can be discharged. No further enhancements are required on-site regarding Bat and Bird Boxes. However, Lighting on-site should be considered in keeping with the recommendations within the Preliminary Ecological Appraisal, E3P 2023.

Yours sincerely,
For and on behalf of E3P Ltd

Lowri Thomas
Senior Ecologist



REFERENCES

- ✦ E3P (2023). Preliminary Ecological Appraisal (report reference: 80-980-R2).
- ✦ E3P (2024). Biodiversity Enhancement Plan (drawing reference:80-980-004).

END OF LETTER STATEMENT