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Manchester Hospital – Buildings B45b & B45c

RSK Biocensus

20210028-BMCL

BMCL Method Statement

BMCL Reference

SD 85048 02427

Prepared by: Steven Whitcher, MCIEEM	Date: 25 th June 2021	Revision 1
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1. Introduction

1.1. Planning permission has been passed for the demolition of several buildings on the Manchester Hospital site and the construction of a multi-storey car park on the site, reference 128905/FO/2020.

1.2. The planning permission was supported by Preliminary Roost Assessment (PRA) carried out by RSK Biocensus (2020), updating surveys carried out by Ramm Sanderson (2020). The surveys identified the buildings as providing a moderate suitability to support roosting bats, B45a, B45b, B45c, B45d, B45e and 54, or low suitability for roosting bats, B43, B47, B70 and B71.

1.3. Condition 6 of the planning permission therefore states:

'6) (a) No demolition of buildings B47, B45a, B45b, B45c, B45d, B45e and B43 (as detailed within Ecological Constraints Report and Bat Survey, prepared by RSK stamped as received by the City Council, as Local Planning Authority, on the 17th March 2021) shall take place until dusk emergence and/or dawn re-entry surveys to establish the presence/likely absence of roosting bats have been undertaken within the bat active period (May to September, inclusive) and the results, along with any associated mitigation measures, have been submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Any agreed mitigation shall be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and verification of the implementation of the mitigation shall be submitted for approval in writing within one month of implementation. Any mitigation measures shall then be retained thereafter in accordance with agreed details.'

1.4. Subsequent emergence and re-entry surveys of the buildings, carried out by RSK Biocensus during April, May and June 2021, identified two bat roosts within the buildings. The roosts were both identified as common pipistrelle (*Pipistrellus pipistrellus*) day roost, one within the eaves of building B45b and one within the ridge tiles of building B45c. The report for the surveys therefore outlined that the demolition of these buildings should be carried out under a licence from Natural England.

1.5. This document outlines the methodology that will be adopted under the BMCL site registration. The contents of this document will be briefed to site personnel prior to the works commencing and the site briefing record in Appendix II of this document will be kept by the Registered Consultant.

2. Summary of Findings

2.1. RSK Biocensus carried out five emergence or re-entry surveys of buildings B45b and B45c, the dates of the surveys are outlined in Table 1 below.

Table 1: Survey details

Date	Building Refs	Survey Type	Sunset/Sunrise Time	Start/End Time	Temperature (°C) Start/End	Cloud (Octas)	Precipitation
26.04.21	B45b	Dusk emergence	20:29	20:14 – 22:00	13/10	6	None
28.04.21	B45c	Dusk emergence	20:33	20:18 – 22:03	10/10	5	None
11.05.21	B45b	Dawn re-entry	05:15	03:47 – 05:31	8/7	5	None
12.05.21	B45c	Dawn re-entry	05:13	03:49 – 05:30	7/8	5	None
08.06.21	B45b, B45c	Dusk emergence	21:34	21:19 – 23:04	19/16	1	None

2.2. During the dusk emergence survey on the 26th April a single common pipistrelle was identified emerging from the eaves on the southwest aspect of building B45b at 20:41 (12 minutes after sunset). The bat flew to the south, circled and headed back to the north.

2.3. No other bats were identified emerging from the building during the survey although occasional foraging activity was identified around the buildings, including common pipistrelle, soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*) bat.

2.4. During the dusk emergence survey on the 28th April a single common pipistrelle was identified emerging from the ridge tiles towards the northeast end of the roof of building B45c at 20:59 (26 minutes after sunset). The bat flew off the site to the south.

2.5. No other bats were identified emerging from the building during the survey and the only species identified during the survey was common pipistrelle, with bats commuting across the site during the survey.

2.6. During the surveys on the 11th May, 12th May and 8th June no other bats were identified emerging from, or entering, roosts within the buildings and the activity around the site was consistent with the previous surveys.

2.7. Overall, it was assessed that the two bat roosts identified within the buildings were both day roosts of common pipistrelle bats, based on the occasional low level of use at the roosts during the surveys.

3. Method Statement

3.1. The following method statement outlines the working methods that will be adopted on the site including mitigation, compensation and timings.

3.2. The site will be registered under the Natural England Bat Mitigation Class Licence (BMCL) based on these working methods and no work will commence on B45b or B45c until the site registration has been confirmed by Natural England and the site personnel have been briefed by the Registered Consultant.

3.3. All personnel working on the site will be briefed on the contents of this document and a copy of the briefing record will be kept by the Registered Consultant.

3.4. Mitigation

3.4.1. Prior to any works commencing on buildings B45b and B45c two general purpose bat boxes will be erected on trees to the northeast of the buildings. The bat boxes will provide alternative roost locations for the bats during the development and to provide a location to place bats, should they be encountered by the Registered Consultant during the works. The bat boxes will comprise '2F Schwegler Bat Box (General Purpose)', or equivalent.

3.4.2. The approximate location the bat boxes will be erected in shown in Figure 2, the exact location of the bat boxes will be agreed with the Registered Consultant.



Figure 1: 2F Schwegler Bat Box



Figure 2: Showing the building locations and approximate bat box location.

3.4.3. The bat boxes erected on the site will remain in situ for a minimum of five years. Should the boxes be removed or moved, this will only be done following suitable survey effort in line with current best practice guidance.

3.4.4. Following erection of the bat boxes the location of the roost within building B45c will be inspected and carefully stripped from a Mobile Elevated Work Platform (MEWP) under direct supervision of the Registered Consultant.

3.4.5. Any bats encountered during the soft strip will be carefully taken by the Registered Consultant and placed in one of the bat boxes erected on the site.

3.4.6. The location of the roost within building B45b will be closely inspected by the Registered Consultant and a plastic exclusion flap will be fitted over the area of the roost, allowing bats to emerge from the roost but not to re-enter. The exclusion flap will remain in place for a period of at least five days during periods of suitable weather (above 10°C overnight and limited precipitation).

3.4.7. On completion of the five-day exclusion period the Registered Consultant will carry out a further inspection of the eaves of building 45b to ensure no bats or fresh bat field signs are visible.

3.4.8. Once the Registered Consultant is satisfied that no bats are present within the buildings the go ahead will be given for the demolition of the buildings to commence.

3.4.9. In the event that bats are encountered when the Registered Consultant is not present on site the bats will be placed in a sheltered location, all works on the buildings will cease and the Registered Consultant will be contacted for further advice.

3.5. Enhancements and Compensation

3.5.1. The work on buildings B45b and B45c forms part of works to the wider Manchester Hospital site and therefore enhancements will be implemented on the wider site, in line with the RSK Biocensus report, which states:

'4.2.3. In line with the National Planning Policy Framework (NPPF 2019) and the Manchester City Councils Core Strategy (2012-2027) (Policy EN15), a number of the following enhancement options should be considered to maximise the ecological value of the site's habitats following implementation of the proposed development:

- *Input from an ecologist regarding landscape management, with the aim of providing details in regard to habitat management and maintenance in order to ensure the long-term viability of the site for local wildlife.*
- *To enhance the sites attractiveness for foraging and commuting bats it is recommended that soft landscaping is implemented incorporating night-scented plants and linear features (such as hedgerows and tree lines). The plants will attract night-flying insects which in turn offer foraging resources for local bats, whilst linear features will provide commuting corridors across the site and connections to off site habitats.*
- *To enhance the sites suitability for roosting bats, at least 12 additional bat boxes should be incorporated within the final scheme. This should ideally be using integrated bat boxes (i.e.*

built into building fabric) or mounted boxes on new builds or suitable retained trees. These should be installed at a height of at least 4m, and orientated on the south-east, south or south-west aspect of the building or trees.

- *External lighting as part of the proposals should be designated in line with the Institute of Lighting Professionals (ILP 2018) Guidance Note 08/18 ‘Bats and Artificial Lighting in the UK’ and aim to keep a <1 lux increase in light levels of current and any newly established potential foraging and commuting resources both during the construction and operations phases.’*

3.6. Timings

Table 2: Timings of works on site under BMCL

Task	Timing
Bat box erection	June to July 2021
Soft strip of the ridge of building B45c and installation of exclusion flap on the eaves of building B45b	June to July 2021
Further inspection of the eaves of building B45b	June to July 2021, at least five days after the initial inspection
Demolition of buildings B45b and B45c	June to December 2021

4. References

BTHK (2018). Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals. Exeter: Pelagic Publishing.

Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition. Bat Conservation Trust, London.

CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

Legislation and Policy.

Conservation of Habitats and Species Regulations 2017. Available at <http://www.legislation.gov.uk/ukxi/2017/1012/contents/made> (Accessed 5th February 2020).

Countryside Rights of Way Act 2000. Available at <http://www.legislation.gov.uk/ukpga/2000/37/contents> (Accessed 5th February 2020).

The Habitats Directive. Available at http://www.ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm (Accessed on 5th February 2020).

National Planning Policy Framework (2012). Available at <http://www.gov.uk/government/publications/national-planning-policy-framework--2> (Accessed 5th February 2020).

Natural Environment and Rural Communities (NERC) Act 2006. Available at <http://www.legislation.gov.uk/ukpga/2006/16/contents> (Accessed 5th February 2020).

The Wildlife and Countryside Act 1981. Available at <http://www.legislation.gov.uk/ukpga/1981/69> (Accessed on 5th February 2020).

Appendix I: Planning Policy and Species Legislation Summary

1. Planning Policy

1.1. The National Planning Policy Framework (NPPF) sets out the governments planning policies and how they should be applied. Section 15 of the policies refers to ‘Conserving and enhancement the natural environment’. This outlines how local authorities should deal with biodiversity when considering planning applications.

1.2. NPPF paragraph 175 States:

When determining planning applications, local planning authorities should apply the following principles;

- a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvement in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

2. Legislation Summary

Species	Legislation	Offences include
Bats	Conservation of Habitats and Species Regulations 2017	○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat.
	Wildlife and Countryside Act 1981	○ Obstruct access to any structure or place which any bat uses for shelter or protection; or ○ Disturb any bat while occupying a structure or place which it uses for that purpose.
Birds	Wildlife and Countryside Act 1981	○ Intentionally kill, injure, or take any wild bird; ○ Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or ○ Intentionally take or destroy an egg of any such bird.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: ‘It is essential

that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.'

Appendix II: Briefing Record

Site Name	Manchester Hospital – Buildings B45b & B45c	Site Registration Number	TBC
Briefing carried out by	Steven Whitcher, MCIEEM. Registered Consultant RC030		
Date of Briefing			

By signing this document you are confirming that you have been briefed on the presence of bats on the site, the working methods to be adopted on the site under the Natural England Bat Mitigation Class Licence (BMCL), the mitigation and compensation to be installed on the site and what to do if bats are encountered on the site when the Registered Consultant is not present.

Name	Position	Signature	Date

Appendix III: Site Works Record

To be completed by the Registered Consultant during each visit to the site

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