



18th August 2021

130394/FO/2021 – METHOD STATEMENT FOR THE PROTECTION OF BATS AT BRUNSWICK MILL, BRADFORD ROAD, MANCHESTER

Background

Bat surveys were undertaken by Rachel Hacking Ecology Limited in 2021 for a proposed development at Brunswick Mill, Bradford Road, Manchester (planning reference: 130394/FO/2021).

A single Common Pipistrelle *Pipistrellus pipistrellus* bat was observed emerging from a window opening at Brunswick Mill during the surveys and it was concluded that Brunswick Mill supports a transitory/day roost for a small number of Common Pipistrelle bats.

Recommendations were made to apply for a Low Impact Class Licence for bats following full planning permission being granted, to ensure the favourable conservation status of bats on site is maintained. Greater Manchester Ecology Unit (GMEU) requested a detailed Method Statement prior to determination of the planning application. This document details the Method Statement.

Method Statement

- 1) Prior to work commencing on the mill, a Bat Mitigation Licence from Natural England will need to be obtained. The site qualifies for a Low Impact Class Licence for bats. The licence can only be obtained following the granting of full planning permission.
- 2) One Schwegler 2F Bat Box will be positioned on site prior to work commencing, to act as a repository for any bats found during works (see Figure 1). This must be positioned 3 metres in height but in an accessible location.
- 3) On the first day of work commencing to the main mill building and following receipt of the bat licence, a toolbox talk will be given by a suitably experienced ecologist to all site personnel to discuss the licence requirements, bat activity identification, and the working method statement.
- 4) The initial work to the southern end of the mill will be undertaken under ecological supervision by the ecologist. The brick work must be carefully removed by hand.
- 5) If a bat is found during any part of the development work, work will temporarily cease and a suitably licensed ecologist be contacted to move the bat. Site workers must NOT handle bats. Any bats found will be placed within the 2F Schwegler bat box.
- 6) Permanent roosting habitat provision will be two cavity bat boxes, either Beaumaris Woodstone Bat Boxes or two Ibstock Enclosed Bat Box C's, to be incorporated into the external brickwork of the mill during renovation. These will be positioned at least 5 metres in height (see Figure 1).

- 7) Following completion of the mill conversion, the suitably licensed ecologist will visit site, check the mitigation is in place and in the correct position, remove the temporary bat box (checking first for bat occupation) and then send the licence return to Natural England.
- 8) The bat boxes must be retained in-situ for the life of the development. If a bat box breaks or becomes unusable, it must first be checked by a suitably licensed ecologist and if no bats are found within it, it must be removed and replaced as soon as possible.



Figure 1 showing the locations of the temporary 2F Schwegler bat box (red star) and the permanent bat boxes (yellow stars)

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Dr. Rachel Hacking

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