

Brunswick Place,
Bradford Road, Manchester
Discharge of Conditions 10 & 48
130394/FO/2021



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Project Title	Brunswick Place, Manchester
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Revision



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Discharge of Condition

Background

Rachel Hacking Ecology Limited (RHE) was commissioned in 2023 by Maryland Securities Limited to assist in the discharge of Conditions 10 and 48 for Brunswick Place, Bradford Road, Manchester. Full planning permission was granted by Manchester City Council in May 2021 for: *Refurbishment, removal/demolition, repair and reconfiguration of Brunswick Mill to create work spaces, retail and community uses (Use Class E and Use Class F2) (2034 sqm) at the ground floor and creation of 153 residential apartments (Use Class C3a) with the upper floors following demolition works together with the erection of a part 6, part 8 storey building to form 100 residential apartments (Use Class C3a) and a 5 storey buildings to form 24 residential apartments (Use Class C3a) (277 apartments in total across the 3 buildings) with associated car parking, roof top amenity space, access and servicing, landscaping, pedestrian access to the Ashton Canal and other associated works* (planning reference 130394/FO/2021). As part of the planning permission, several conditions were attached. This document aims to enable the discharge of Conditions 10 and 48, regarding the provision of a Construction Environmental Management Plan (CEMP: Biodiversity) and a Biodiversity Enhancement Strategy.

Condition 10

Condition 10 states: *"The development (including demolition, ground works, vegetation clearance) shall not commence until a Biodiversity Construction Management has been submitted for approval in writing by the City Council, as Local Planning Authority. The Plan shall include the following.*

- *Risk assessment of potentially damaging construction activities.*
- *Identification of "biodiversity protection zones";*
- *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- *The location and timing of sensitive works to avoid harm to biodiversity features;*
- *The times during construction when specialist ecologists need to be present on site to oversee works;*
- *Responsible persons and lines of communication;*
- *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;*
- *Use of protective fences, exclusion barriers and warning signs.*

The approved Plan shall implemented throughout the duration of the construction period.



CEMP (Biodiversity)

This Construction Environmental Management Plan: Biodiversity (CEMP) has been prepared to enable discharge of condition 10 and is a supplement to the ecology reports submitted with the planning application¹. This document will provide Reasonable Avoidance Measures (RAMs) covering the recommendations that were proposed in the reports.

In compliance with BS 42020:2013 *Biodiversity code of practice for planning and development* this document will provide details of the mitigation measures that will be carried out so that adverse impacts on biodiversity are avoided. In summary, the document will include details of precautionary mitigation methods to avoid impacts to the following protected species and priority species/habitats:

- Nesting Birds
- Bats
- Ashton Canal Site of Biological Interest (SBI)

Potentially Damaging Construction Activities

Clearance of scrub and trees has the potential to kill/injure nesting birds, should these be present.

Tracking of plant and machinery and stockpiling of earth and other materials could result in damage to any retained trees on the site through soil compaction or mechanical damage.

Renovation of the mill building, including pointing work and installing window frames, has the potential to kill or injure roosting bats, and to destroy bat roosts, should they be present.

Biodiversity Protection Zones

The Ashton Canal adjacent to the south of the site. This is designated as a Site of Biological Importance for the aquatic plants it supports. It also provides habitat for invertebrates, fish, birds and bats. This habitat will be protected by fencing and netting to prevent debris or construction materials entering the water (see Figure 1). No machinery or vehicles will be refuelled, and no chemicals or other materials will be stored within 10m of the canal edge.

Sensitive Working Zones

The Bramble scrub around the western and southern boundaries offers potential to support nesting birds, Hazel Dormouse and Hedgehog, and the tall ruderal herb offers potential to support reptiles (see Figure 1). To avoid the risk of killing/injuring these animals fencing should be used to demarcate this area and prevent

¹ Extended Phase 1 Habitat Survey & Daytime Bat Survey report (RHE 2021).

130394/FO/2021 – Method Statement for the Protection of Bats at Brunswick Mill, Bradford Road, Manchester (RHE 2021).
Bat Emergence & Transect Surveys: Brunswick Mill, Bradford Road, Manchester (RHE 2021).



unsupervised access. Works within the Sensitive Working Zone will be preceded by a check for protected/notable species by a suitably qualified ecologist (SQE) immediately prior to clearance.



Figure 1 showing the Biodiversity Protection Zone (chequered) and sensitive works area (red)

Reasonable Avoidance Measures

To minimise the risk of impacts to protected and notable species, the following measures will be followed:

- Prior to any works on the exterior of the mill building an update bat survey will be undertaken. This will inform the requirement for a bat mitigation licence.
- Vegetation clearance and renovation of the mill building will be timed to avoid the bird nesting season (March to August inclusive). If this is not possible a nesting birds survey will be undertaken by a SQE no more than 48 hours in advance of works. Any active nests will be protected by a suitable buffer (minimum 4m) until nesting is complete, as confirmed by a Suitably Qualified Ecologist (SQE).
- External lighting around the site perimeter will be fitted with cowls, reflector skirts or shields to reduce light spill onto the adjacent Ashton Canal.

Responsible Persons and Lines of Communication

The site manager will be responsible for:

- Ensuring the Biodiversity Protection Zone is appropriately fenced and demarcated, and ensuring all site staff are aware of this area and the measures described within this CEMP.
- Contacting the Ecological Clerk of Works (ECOW) to arrange surveys or supervision, as required.



- Maintaining a log of actions taken to protect biodiversity during construction.

The ECOW will be responsible for:

- Undertaking the bat survey and undertaking the nesting bird survey (if required).

The site staff/contractors will be responsible for:

- Following the measures described within this CEMP, for working with due caution, and notifying the site manager immediately if they encounter any wildlife during works.

Protective Fences, Exclusion Barriers and Warning Signs

Heras fencing and fine mesh netting, or similar, will be used to protect the Biodiversity Protection Zone. Warning signs will be installed to demarcate this zone.

Condition 48

Condition 48 states: “Prior to above ground works, a scheme for the Biodiversity Mitigation and Enhancement Measures, as outlined in section 5 of The Extended Phase 1 Habitat Survey & Daytime Bat Survey by Rachel Hacking Ecology dated 2021, shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development and shall be retained thereafter.”

Biodiversity Enhancement Strategy

Purpose and Conservation Objectives

The purpose of the Biodiversity Enhancement Strategy is to ensure that appropriate measures are taken to provide benefits for wildlife during the construction and operation of the proposed development. Specifically, measures to benefit nesting birds and roosting bats.

Bird Boxes

Two Vivara Pro Woodstone Sparrow Terraces (or similar) will be installed on the new blocks. Four Vivara Pro Woodstone Swift Boxes will be installed on the mill building. The boxes will be installed at the locations shown on Figure 2 (exact locations will be agreed with a suitably qualified ecologist). The bird boxes will be installed at roof level. These will provide nesting opportunities for House Sparrow and Swift. These boxes can be ordered from:

[Search \(nhbs.com\)](https://www.nhbs.com)

[Search \(nhbs.com\)](https://www.nhbs.com)

Bat Boxes



Four Vivara Pro Beaumaris Woodstone Bat Boxes (Midi) (or similar) will be installed (two on the mill building and two on the new blocks) at the locations shown on Figure 2. The boxes should be installed at roof level and not directly above windows or doorways (exact location of the bat boxes will be agreed with a suitably qualified ecologist). This will provide roosting opportunities for a range of crevice dwelling bat species.

These boxes can be ordered from:

[Bat Boxes | Practical Conservation Equipment | NHBS](#)

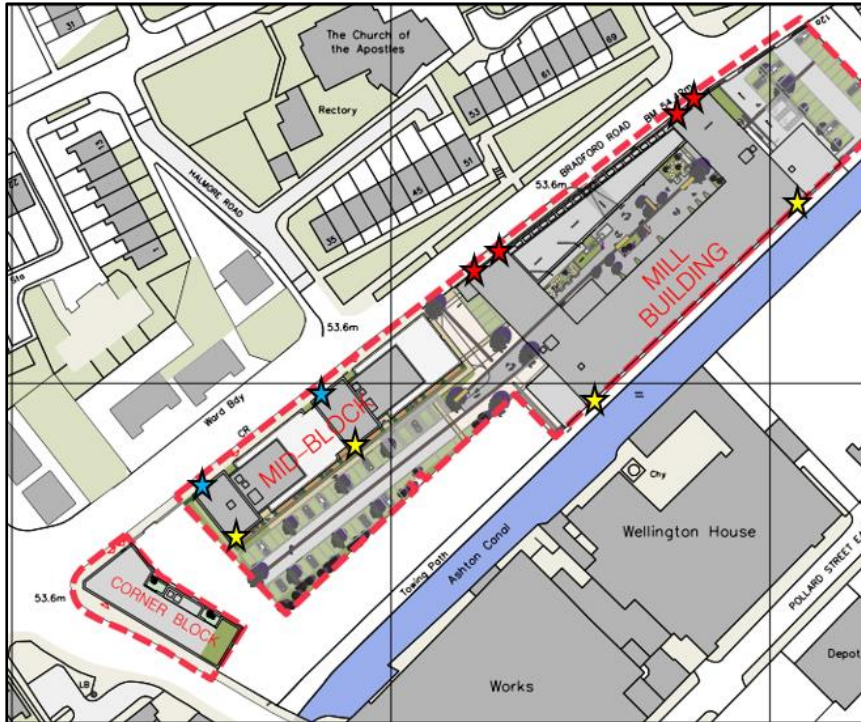


Figure 2 Showing proposed locations for the Sparrow Terraces (blue stars), Swift Boxes (red stars) and Bat boxes (yellow stars)