



Client	MJ Finnigan Ltd	The Stables Paradise Wharf Ducie Street Manchester M1 2JN
Regarding	Method Statement (Bats)	
Project Title	Form Pye Metal Scrap Yard Building, Hoyle Street, Manchester	
RHE Project Number	RHE/6982	0161 465 8971 www.rachelhackingecology.co.uk mail@rachelhackingecology.co.uk
Job Number	J6982-23	
Date	27 th January 2023	   

Introduction

Rachel Hacking Ecology Limited was commissioned in 2023 by MJ Finnigan Ltd to produce a Bat Mitigation Strategy for the Form Pye Metal Scrap Yard Building, Hoyle Street, Manchester (O.S. grid reference: SJ 85372 97528). The site received planning permission (Ref. 135704/NMC/2022) from Manchester City Council in January 2023 for Non-material amendment of conditions 4 (CMP), 8 (Air Quality), 9 (SUDS), 10a (Method Statement Bat Precautions) and 12 (S247 / 278 agreement) to ensure the information is submitted at the relevant time as relevant to each phase attached to planning permission 126672/FO/2020. This document aims to discharge Condition 10a which deals with bat mitigation.

Condition 10a states:

"Prior to any site set up or demolition in each phase, a method statement detailing precautionary measures for roosting bats in relation to that phase shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreed method statement shall be adhered to and implemented in full thereafter."

Background

Ecology surveys undertaken by BuroHappold Engineering included an assessment of the buildings on site for their potential to support roosting bats. The Form Pye Metal Scrap Yard Building (shown as Building 18 on Drawing No.3 Rev. A) was assessed as offering negligible potential to support roosting bats. The building is a brick structure with a pitched roof constructed of corrugated asbestos cement. Buildings of this construction typically lack features which are suitable to support roosting bats such as gaps between roof coverings and linings, gaps behind fascia or gaps in wall cavities.

Legislation

All UK bat species are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended), making it an offence to intentionally:

- Damage or destroy a resting place or breeding site
- Kill injure or capture bats
- Disturb bats while they are using a place of shelter or protection

Potential Impacts

Demolition of buildings can result in impacts such as destruction of bat roosts and killing of bats, should these be present.

Mitigation Strategy

As the Form Pye Metal Scrap Yard Building was assessed as offering negligible potential to support roosting bats in 2016 it is unlikely that its demolition will affect bats or their roosts.

As a precaution, prior to demolition, a suitably qualified ecologist will undertake a ground-based inspection of the building. The inspection will include the use of binoculars and a high-powered torch to identify any changes in its condition which may have resulted in features with potential to support roosting bats.

Should the potential of the building to support roosting bats have changed, the ecologist will advise of any measures that may be recommended, such as sensitive demolition of particular features.

The ecologist will deliver a toolbox talk to the demolition contractors covering the legal status of bats, areas where bats typically roost and how to recognise bats. In the unlikely event that a bat(s) is encountered at any time during the demolition works, work will stop in that area and a suitably qualified ecologist will be contacted to attend site and advise how to proceed.

Conclusion

The measures identified within this mitigation strategy are considered to be proportionate and adequate to minimise the risk of demolition works affecting bats or their roosts.