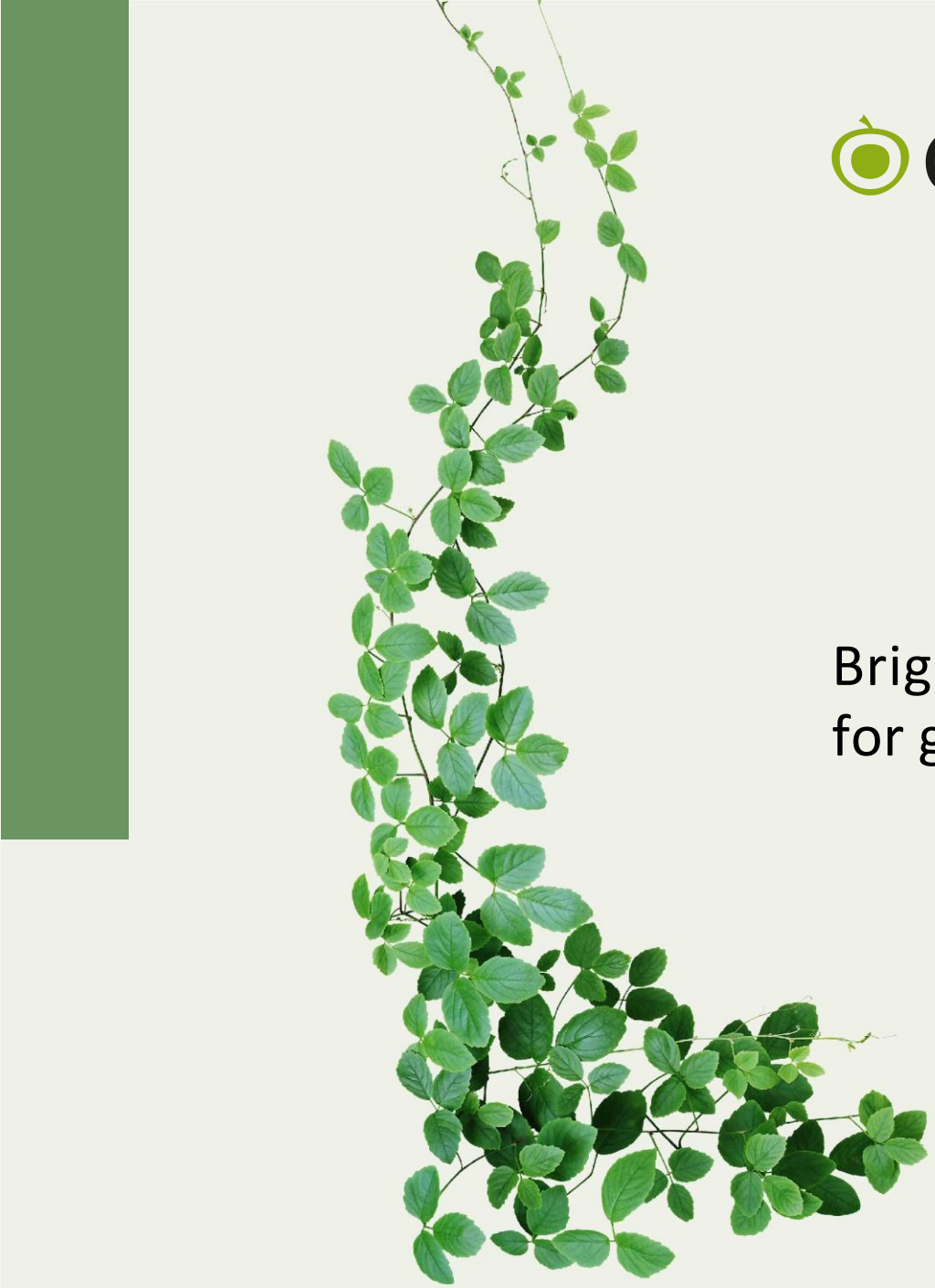
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Client: Muse Places and Wythenshawe Community Housing Group

Project: Wythenshawe C2 The Birtles

Report: Precautionary Method of Works (PMoW)

QUALITY ASSURANCE

Issue/Revision:	Draft	Final
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1.0 INTRODUCTION

Greengage Environmental Ltd (Greengage) was commissioned to produce a Precautionary Method of Works (PMoW) relating to bats by Muse Places and Wythenshawe Community Housing Group for C2 The Birtles, Wythenshawe, hereafter referred to as the 'site'.

This PMoW is intended to address with Planning Condition 32 associated with granted planning permission 144669/FO/2025, which states that:

"No development, including any demolition or site preparation works, shall begin until a Precautionary Method of Works (PMW) relating to bats has been submitted to and approved in writing by the Local Planning Authority. The PMW shall include, but not be limited to:

- The timing of works to avoid sensitive periods for bats;
- Pre-commencement inspections carried out by a suitably qualified ecologist.

The development shall thereafter be carried out in full accordance with the approved PMW.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy and policy JP-G8 of the Places for Everyone Joint Development Plan."

This PMoW has been prepared in accordance with Table A6.1 within the Bat Mitigation Guidelines[1].

1.1 SITE DESCRIPTION

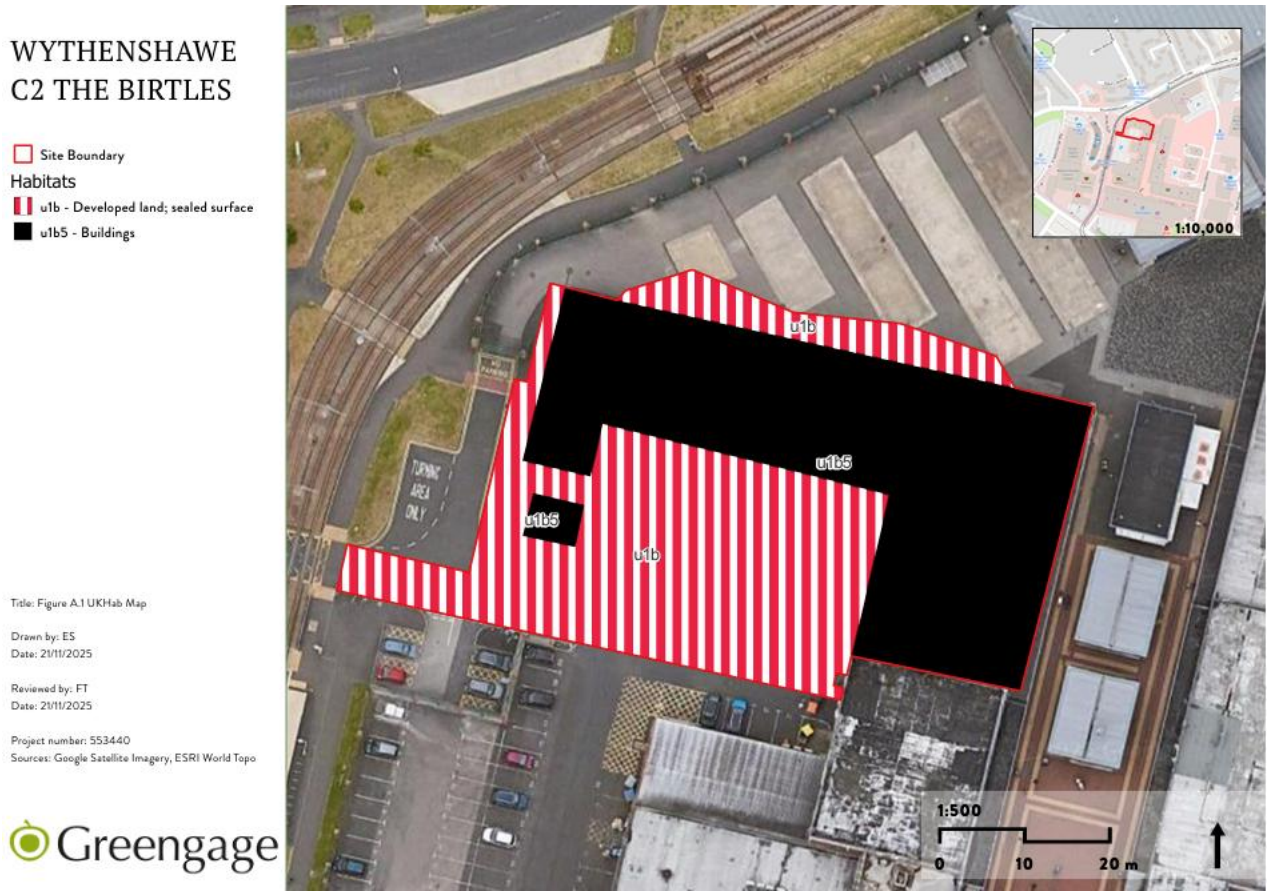
The site extends to approximately 0.28 hectares (ha) and is centred on National Grid Reference SJ 82652 87046, Ordnance Survey (OS) Co-ordinates 382652, 387046.

The site is part of Wythenshawe town centre, Manchester and comprises a vacant two-storey commercial building (B1) with an overhanging porch situated on a concrete concourse with no vegetation or trees nearby.

The site is located to the south of Poundswick Lane, with the immediate surrounds comprising primarily of residential dwellings and business premises. Wythenshawe Civic shopping centre is situated directly to the south and east, Wythenshawe Forum leisure centre to the southwest and Wythenshawe bus interchange to the northwest. An open concrete area where outdoor markets are held is present to the north.

In the wider landscape a number of small greenspaces are present within 1 kilometre (km) including Kirkup Gardens to the west and woodland parcels (Park Wood and Big Wood) to the east. Just over 1km to the east is the larger Peel Hall Park.

Figure 1.1 Site Location Plan



1.2 PLANNING PERMISSIONS

Planning permission (144669/FO/2025) for the site has been granted for:

“Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings".

1.3 ECOLOGICAL BACKGROUND

A Preliminary Roost Assessment (PRA), carried out by Greengage as part of a Preliminary Ecological Appraisal (PEA) in July 2025[2], involved a detailed systematic daytime external, inspection of the site suitability to support roosting bats. The PRA identified that the site consisted of a two-storey commercial building consisting of red bricks and wooden cladding with a flat roof, and an overhanging porch. The building was situated on a concrete concourse with no vegetation or trees within the site.

A total of five Potential Roosting Features (PRFs) were recorded during the survey, and as such the building was assessed as Low suitability for summer roosting bats, with the recommendation for a single dusk emergence survey to confirm the presence/ likely absence of roosting bats from the site.

The single dusk emergence survey was undertaken in August 2025, in accordance with the Bat Conservation Trust (BCT) guidelines[3]. Due to the antisocial behaviour experienced on the site, the survey methodology was altered to remove the requirement for surveyors on the site.

Accordingly, data was collected through the deployment of one automated static bat detector on the roof of the building. Greengage then reviewed the activity levels and timing of bat contacts to infer the possible presence of nearby roosting.

The survey results concluded that there was an overall low level of bat activity by common species only during the dates recorded. However, the times of activity recorded within the first five days indicate that a common pipistrelle roost may be nearby. Given the constraints of the survey effort, being fully remote, it cannot be definitively concluded that bats are not roosting within B1 on the site. The low level of activity recorded would indicate that where a roost is present within the building, it is likely a summer roost used by individual/small numbers of common bat species, and consequently of low conservation value. Therefore, it was recommended that works are carried out under a PMoW.

1.4 LEGISLATION

All UK bats and their roosts are protected by law. Since the first legislation was introduced in 1981, which gave strong legal protection to all bat species and their roosts in England, Scotland and Wales, additional legislation and amendments have been implemented throughout the UK.

Six of the 18 British species of bat have Biodiversity Action Plans (BAPs) assigned to them, which highlights the importance of specific habitats to species, details of the threats they face and proposes measures to aid in the reduction of population declines.

The Wildlife & Countryside Act 1981 (WCA)[4] was the first legislation to provide protection for all bats and their roosts in England, Scotland and Wales (earlier legislation gave protection to horseshoe bats only.)

All eighteen British bat species are listed in Schedule 5 of the Wildlife and Countryside Act, 1981 and under Annexe IV of the Habitats Directive[5], 1992 as a European protected species. They are therefore fully protected under Section 9 of the 1981 Act and under Regulation 43 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019[6], which transposes the Habitats Directive into UK law. Consequently, it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; and,
- Intentionally or recklessly obstruct access to a bat roost.

This legislation applies to all bat life stages.

Disturbance

The four levels of disturbance defined by Natural England are:

1. No offence likely – where there is confidence that no offence will be committed;
2. Notification – A disturbance offence under the WCA is likely to occur but no offence under the Habitat Regulations is likely;
    a. This will cover disturbance of bats within low status roosts, but where there are no welfare risks;

   b. Whilst bats may be discouraged from occupying the roost as a result of the disturbance, they will not be prevented from using it, i.e. the roost will not be damaged/destroyed (even temporarily);

3. WCA only licence – Where the disturbance will not damage/destroy roosts but will have a high disturbance impact;
   a. e.g. potential welfare issues that need to be addressed through licence conditions; or,
   b. where a high number of low status roosts are affected, i.e. a population level impact but not to the extent where a Habitat Regulations offence would occur;
4. Habitat Regulations and WCA licence – Where some roosts will have Habitat Regulations offences (e.g. damage or destruction of a roost), but other roosts will be retained but potentially disturbed.

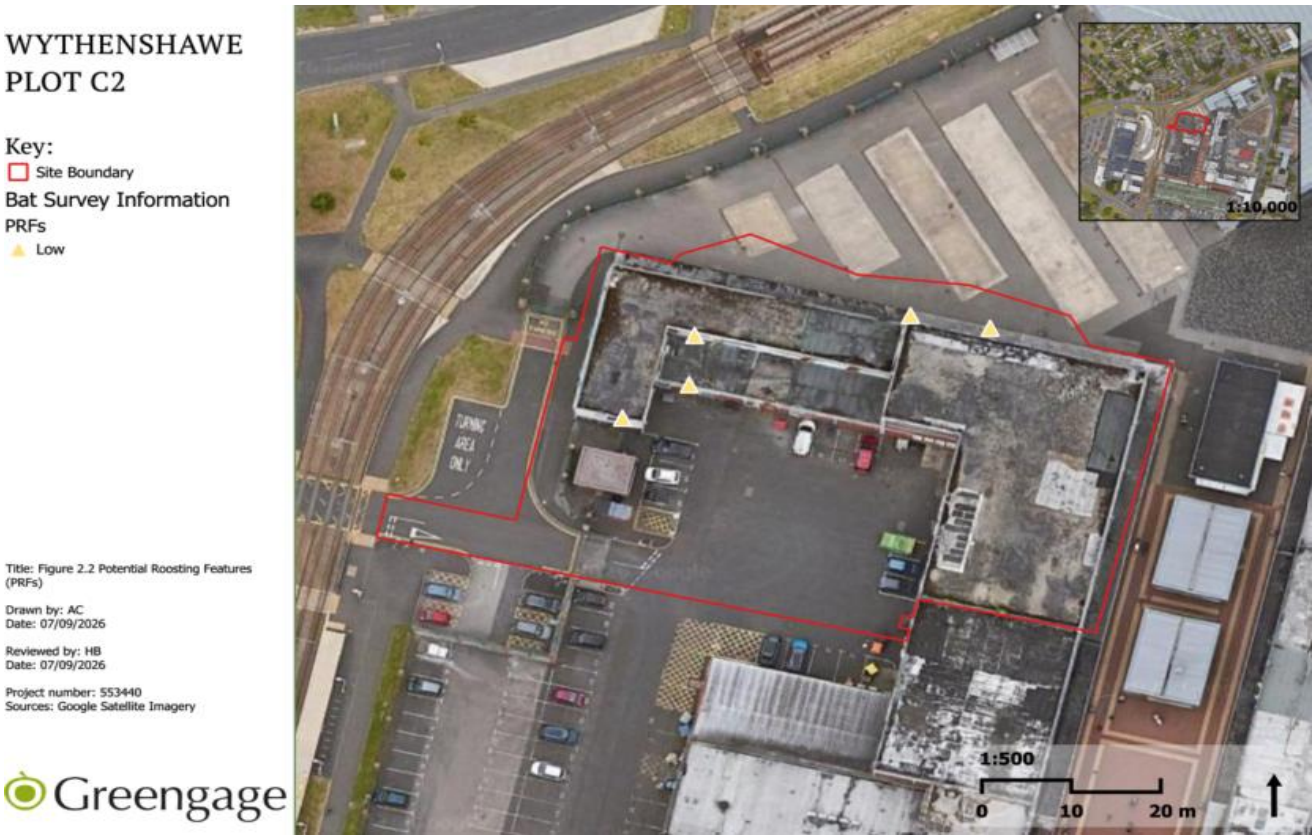
2.0 ECOLOGICAL SURVEY AND RATIONALE

2.1 PRELIMINARY ROOST ASSESSMENT

Greengage undertook an external PRA as part of a PEA in July 20252, which identified common and widespread urbanised habitats of limited ecological value at the site.

The site was found to be located in a highly urban setting, with disturbance from high levels of artificial light and activities relating to the building's use as an event space (noise, human activity, vibration). Despite this, five low suitability PRFs were identified on the exterior of the buildings. Detail of the PRFs present are outlined within the Greengage bat emergence report[7] with their locations shown at Figure 2.1 below, and listed in Table A.1 in Appendix A.

Figure 2.1 External Preliminary Roost Features (PRFs)



External PRFs were considered to be subject to temperature changes, due to the current building use, as well as its exposure to the weather and water ingress. Each of the external PRFs were therefore considered to provide inadequate temperature stability for use by hibernating bats.

2.2 BAT EMERGENCE SURVEY

During August 2025, Greengage undertook a single bat emergence survey in accordance with BCT guidelines3. Due to the antisocial behaviour experienced on the site, the survey methodology was altered to remove the requirement for surveyors on the site.

As such, a single automated static bat detector (Anabat Ranger) was set out on site for 15 nights, between 3rd and 17th September 2025. The data collected by the automated static detector was analysed in office using specialist computer software and the analysed data was interrogated to

determine which species are present and/ or likely absent, utilising the level and timing of any bat activity recorded to infer the possible presence of any nearby roosts.

The automated static detector data confirmed low levels of activity from common pipistrelle Pipistrellus pipistrellus and noctule Nyctalus noctula.

The automated static detector recorded 55 passes of bats during the deployment period. For the first five nights (3rd - 7th September 2025) relatively low levels of activity were recorded (a total of 49 registrations by two species) with the earliest bat activity noted within 30 minutes of the respective sunset times. The peak count during this deployment period (3rd - 7th Sept) was on 4th September 2025, where 17 common pipistrelle passes were recorded between 20:15h - 20:20h, with a sunset time of 19:50h. In line with BCT guidelines3, the average emergence time after sunset for common pipistrelle is 24.8 minutes, therefore these timings indicate that there are common pipistrelle potentially roosting nearby.

For the remainder of the survey period (8th - 17th September 2025), there were very low levels of activity recorded, with the earliest activity being 99 minutes after sunset (9th September 2025). Six of the nights in this period (8th, 10th - 12th and 14th - 15th September 2025) recorded no activity at all.

2.3 SUMMARY AND RATIONALE

The building was recorded as Low suitability to support summer roosting bats, with five PRFs identified during the PEA2.. One dusk emergence survey was attempted in August 2025 but was altered to remove the requirement for surveyors on the site.

One automated static detector was deployed on the flat roof of the building from 3rd September 2025 to 17th September 2025. Low levels of activity for two species, common pipistrelle and noctule, were recorded during the automated static detector deployment. Six of the nights in this period (8th, 10th - 12th and 14th - 15th September 2025) recorded no activity at all. During the first five nights, common pipistrelle activity was recorded at a timeframe after sunset which would indicate there could be a potential roost nearby.

Given the constraints of the survey effort, being fully remote, it cannot be definitively concluded that bats are not roosting within B1 on the site. The low level of activity recorded would indicate that where a roost is present within the building, it is likely a summer roost used by individual/small numbers of common bat species, and consequently of low conservation value.

The building will be demolished to facilitate the proposed development which will result in the loss of PRFs and there is a low risk of destroying a roost. As a precautionary approach, it was recommended that works are carried out under a PMoW.

3.0 METHOD STATEMENT

3.1 PERSONNEL

Document Authors

Abbie Case, Senior Consultant, has a BSc (Hons) in Ecology and Conservation, an MSc in Conservation Biology and is an Associate member of Chartered Institute of Ecology and Environmental Management (CIEEM). Abbie has over eight years in ecological survey and assessment, holds a Natural England Great Crested Newt (GCN) Triturus cristatus licence, and is a Level 4 botanist under the Field Identification Skills Certificate (FISC) scheme.

Helen Bradshaw, Principal Consultant, has a BSc (Hons) in Geography and 19 year's experience as an ecologist. Helen spent over a decade as a Local Authority Ecologist and holds class survey licences for both bats (Class 2) and GCN. She has held bat mitigation licences and worked on monitoring schemes for both bats and GCN. Helen is Chair of her local badger group and has worked extensively on badger surveying and monitoring as well as delivering badger vaccination schemes for 8 years. She holds a position as a charity trustee for the Cheshire Local Records Centre.

Jennie Caddick, Associate Consultant, holds a BSc (Hons) in Ecology and full CIEEM membership. She has 20 years consultancy experience working for a varied client base, with a focus on complex schemes where requirement for consultation and bespoke surveying has been used and holds Natural England survey licences for bats (Class 2), GCN, water vole Arvicola amphibius and white-clawed crayfish Austropotamobius pallipes. In addition, she has also held mitigation licences for otter Lutra lutra.

This PMoW was written by Abbie Case, reviewed by Helen Bradshaw, and verified by Jennie Caddick. The authors confirm in writing (see the QA sheet at the front of this report) that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and,
- Avoids invalid, biased and exaggerated statements.

Ecological Clerk of Works

All site Ecological Clerk of Works (ECoW) supervision will be undertaken by a suitably qualified ecologist who holds, or is accredited under, a Level 2 bat licence.

Client

The client is Muse Places, and they are aware of the presence of PRFs of low suitability for roosting bats and are aware of the legislation afforded to bats. Muse Places have engaged Greengage to undertake bat surveys at the site since 2025 and have informed Greengage of all project programme/scope requirements that may result in direct impacts to roosting features.

Contractors

Caddick Construction are the contractor. They are aware of the legislation afforded to bats and the requirement for this PMoW to be produced and followed.

3.2 METHODS OF WORKS

Toolbox Talk

Prior to any works on site, a toolbox talk will be delivered to all site personnel involved in the works.

This session will be led by the appointed ECoW and will cover critical topics such as bat identification, the legal protections afforded to bats under UK law, and the various locations where bats may roost within the site as per Table A.1 in Appendix A.

The talk will provide guidance on safe working practices to minimise the risk of bat encounters, as well as a clear protocol on how to respond if a bat is discovered during the works.

It is imperative that contractors are aware that they are strictly prohibited from touching or handling any bats discovered during the modification works, as this could cause harm or fatality to any bats, as well as potential harm to the individuals involved.

Pre-works Inspection

A pre-works inspection will be conducted immediately prior to the commencement of works by the ECoW.

This comprehensive inspection will involve a thorough check of the PRFs on site for bats, via MEWP or ladder, as well as any recent evidence of bat activity or roosting, including droppings, feeding remains, urine staining, or other signs indicative of bat presence.

In the unlikely event that bat(s) are identified during the pre-works inspection, the works will immediately (see Section 3.3 below). The works will be postponed and the ECoW will review and consult with Natural England (NE). A licence application from NE will likely be required to permit the works to continue.

Works to Potential Roost Features

During the required works to PRFs which may disturb roosting bats, the ECoW will conduct a watching brief of the works. Contractors will adopt soft stripping techniques, using hand tools, and work cautiously under the direct supervision of the ECoW to prevent any potential accidental harm or disturbance to bats. A raised platform may be required to enable the ECoW to check the features immediately prior to dismantling.

In the unlikely event that bats are identified, the works will immediately stop (see Section 3.3 below). The works will be postponed and the ECoW will review and consult with NE. A licence application from NE will likely be required to permit the works to continue.

Duration

Based on the 'Wythenshawe: Plot C2 - Prelims Programme' document[8], demolition works will take up to 23 weeks with an estimated start date the week commencing the 19th October 2026. Based on the current programme it is expected that demolition will be completed by mid-March 2027.

Lighting

There will be no temporary lighting as all works will be carried out in daylight hours.

Environmental Champion

The ECoW will only be present to deliver the pre-works toolbox talk, undertake a pre-works inspection, and to supervise the completion of works which will involve dismantling any PRFs identified using soft stripping techniques.

Throughout the remainder of the works, the ECoW will not be present. The contractors will, therefore, nominate an Environmental Champion who will be responsible for promoting and ensuring good environmental practices during the remaining works, and monitoring conformance to the PMoW. The Environmental Champion will be responsible for liaising with the ECoW if ecological advice or input is required. This role must be fulfilled by an experienced contractor with relevant knowledge and competence.

General

A hard copy of this PMoW will be kept on site at all times, ensuring that all personnel have immediate access to the information necessary to comply with the outlined procedures. This document will serve as a reference point for all site workers, reinforcing the commitment to bat conservation and the importance of following the established protocols. It will be the responsibility of the environmental champion, to ensure that a hard copy of this PMoW is present and accessible on site.

3.3 EMERGENCY PROCEDURES

Although it is considered highly unlikely that bats will be encountered during the works, precautionary measures are in place to ensure compliance with legal requirements and best ecological practice.

Following the initial toolbox talk, the contractors will be aware that they are strictly prohibited from touching or handling any bats discovered, as this could cause harm to both the bats and the individuals involved.

In the unlikely event that a bat is discovered during the pre-works check or during the course of the works, the following steps will be taken:

- Works will cease immediately and the ECoW will be contacted if not present on site;
- In the presence of the ECoW, the roosting feature will be reinstated to its original condition if possible;

- If reinstatement of the roosting feature is not possible, to ensure the safety of the bat, the ECoW will carefully handle the bat (wearing species appropriate gloves), place it into a drawstring cloth bag, and make a judgement with regards to the next steps;
- The Greengage project ecologist will be contacted, and all activity relating to Wythenshawe Plot C2 will be postponed until an appropriate Natural England licence is obtained;
- Any injured bats will be taken into care immediately. The ECoW will have contact details for a local, experienced bat carer (such as the Bat Conservation Trust 'bat helpline' 0345 1300 228) and will provide this information to the site's Environmental Champion. Until they are able to get to a bat carer the bat will be placed in a suitable container by the ECoW (who will have the correct equipment), with water, which will be kept in a quiet location. An example carrier is shown in Figure 3.1; and,

Figure 3.1 Example temporary bat container. Image taken from Bat Conservation Trust[9].



- The ECoW will keep a detailed, chronological log of all decisions made or events relating to roosting bats occurring on site.

3.4 DECLARATION

Please sign and date to confirm you have read and understood this PMoW.

Name	Signature	Date

APPENDIX A TOOLBOX TALK

Table A.1 Toolbox talk adapted from the Bat Mitigation Guidelines1

ToolBox Talk
Finding Evidence of a Bat
A bat is a small, nocturnal, flying mammal • Bats can get into gaps as small as 1 cm and may be tucked up in cracks and crevices • Other bats hang free or squeeze up together where the roof timbers meet • Signs of bats include droppings, urine-staining, grease marks or cobweb-free entrances • Bat droppings can be obvious in a roof void, or hidden in crevices or under tiles • Bat droppings look similar to mouse droppings, but crumble to dust in the hand when rubbed. Sometimes they are curved or segmented. Droppings can vary in colour from black to grey and also brown. They are often very small and can be easily missed.
How Bats Use Buildings
Bats use buildings for different uses, breeding, hibernation (winter), or day roosts. • Day roosts are generally only a single or a few bats. This site has been assessed as low suitability to support summer roosting bats.
Legal Protection
All species of bat, their breeding sites and resting places are protected under: • The Wildlife and Countryside Act 1981 (as amended) & The Conservation of Habitats and Species Regulations 2017 (as amended) • It is illegal to kill, injure, capture or disturb, possess or offer for sale any bat* • It is illegal to damage or destroy a bat roost (even if bats aren't occupying that roost at the time), or obstruct access to that roost
Working Methods: Dismantling Potential Roost Features
• You must wear gloves at all times • Soft strip the features by lifting them away by the leading edge of the feature to prevent crushing of any bats that may be beneath (do not slide). • Turn each feature to view the underside as bats may cling beneath; • look under each feature carefully as you go: lift – look – remove if nothing there. • Examine the space exposed for signs of bats, particularly droppings. These can be in large piles or just a few droppings. This confirms a roost, even if no bats are present.
Where You May Find Bats
• Potential Roosting Features (PRFs) at this site include: • Underneath wooden boards over upper floor windows (south elevation) • Gaps around window where wood has rotted away (south elevation) • Gap in the woodwork where brick base meets wooden cladded façade (south elevation) • Rotten wooden boarding which creates several crevices and gaps, extending up into the boarding (north elevation) • Gap under balcony overhang where building meets adjacent building and roof height changes (north elevation)
• If you find a bat or evidence of bats
• If any bat(s) or evidence of bats is found, work must stop immediately and an ecologist must be contacted/consulted for advice on how to proceed.

ToolBox Talk
• Any feature that is removed must be replaced carefully to the same position and condition if possible to preserve the roost, and any evidence of bats, without crushing any bat present. • No attempt should made to catch or handle any bats by any person, unless under the direction of an ecologist.
• If you find a bat, contact:
• Site ECoW: TBC • Greengage project ecologist: Francesca Thorley 07544 518 162 • The Bat Conservation Trust 'bat helpline' 0345 1300 228
• Safe working conditions
• Anyone undertaking an inspection should not stray beyond their competence or confidence with heights. For this reason, from some locations (for example, under a ridge tile), it may be necessary for a roofer to pick up a bat under direction from the ecologist. • If anyone does need to handle a grounded or injured bat, they must always do so under the direction of an ecologist and wear thick gloves to avoid getting bitten.
• In the unlikely event of a bat bite
Bats are not normally aggressive and will avoid contact with humans. This means that there is no risk if you do not handle bats. Some bats in the UK carry rabies viruses called European Bat Lyssaviruses (EBLV). The risk of encountering a bat carrying EBLV is very low. • The rabies virus is transmitted via a bite or scratch from an infected animal, or from its saliva coming into contact with your mucous membranes (in your eyes, mouth or nose). • In the unlikely event that any person encountering a bat gets bitten, then that person MUST wash the bite site immediately with hot water and soap continuously for at least 5 minutes. • That person MUST attend A & E whether they can see puncture marks or not. Bats can puncture the skin with no visible sign being present. Their saliva can also penetrate the skin through existing cuts and lesions.

ToolBox Talk

Plate 3.1 Bat in crevice (taken from Worcs Wildlife Trust)



Plate 3.2 Bat cluster on roof timbers) taken from Bat Conservation Trust)



Figure 3.2 Bat droppings



Plate 3.3 Common and soprano pipistrelle bats in hand for size reference



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[4] *HM Government, (1981); Part I and Part II of Wildlife and Countryside Act (as amended). HMSO*
[5] *CEC (Council of the European Communities), (1992); Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*
[6] *HM Government, (2019); The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Statutory Instrument 2019 no. 579*
[7] *Greengage (2025) Bat Emergence Survey Report Wythenshawe C2 The Birtles (ref: 553440re29Sep25_FV05_Bat Emergence Survey Report.docx)*
[8] *Caddick (2026) Wythenshawe: Plot C2 - Prelims Programme - Draft Contract*
[9] *Bat Conservation Trust (n.d.). Containing a bat. Available at: https://www.bats.org.uk/advice/help-ive-found-a-bat/bats-in-need-of-rescue/contain-the-bat*