

Your Ref: 71426
Our Ref: MAN.893.016.EC.R.002

Date: 22nd January 2026
Email: daniel.hull@enzygo.com

FAO: Westchurch Homes (the client)

RE: Precautionary Working Measures Method Statement (Condition 10) – Dumers Lane, Radcliffe, M26 2BD

Further to recent correspondence, please find enclosed details suitable for submission to Bury Council planning authority in relation to planning application reference 71426 to discharge Condition 10 for the proposed *'Demolition of buildings and erection of 77 no. affordable dwellings and associated access off Wild Street, landscaping and parking'*.

Background

In January 2026 Enzygo Ltd was commissioned to create a Precautionary Working Measures Method Statement for land at Dumers Lane, Radcliffe, M26 2BD (grid reference: SD 79770 08130) located within the Bury Council planning authority. This was requested to support discharge of Condition 10 of planning application reference 71426, to redevelop the site to 77 residential units and associated access off Wild Street, landscaping and parking.

Condition 10 states that:

'Prior to any earthworks or site clearance a precautionary working measures method statement of common toad, hedgehog, badger, otter and other mammals, will be provided to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.'

The application is supported by an *Ecological Survey and Assessment* (ERAP, 2025) and pre-commencement protected species survey (Enzygo, 2026). The *Ecological survey and Assessment* noted suitable onsite habitat for Badger, Hedgehog and Common Toad, whilst Bealey's Goit, which lies over 10m from the northern tip of the site, was noted to provide suitable habitat for Otter.

No Badger setts, Otter holts or any field signs of either species were detected during the pre-commencement protected species survey. Additionally, it is confirmed that the site conditions remain unchanged in relation to other protected species identified in the *Ecological Survey and Assessment*.

Precautionary Working Methods

Badger

To prevent an impact on badgers, the following precautions will be in place throughout the construction phase until the site is unsuitable for the species.

During the initial site clearance, due care should be taken by the workforce. As no setts or field signs were identified during the January 2026 pre-commencement protected species survey, it is considered significantly unlikely that a sett will have been created between the completion of the survey and commencement of the works. In the unlikely event a sett is found during the clearance, works should cease and the undersigned contacted for further advice.

Ideally, trenches, pits, holes and other construction excavations should not be left open overnight, however, if unavoidable then mammal ramps should be installed to allow for the escape of badgers or other small mammals.

Piles of soil should be left uncompacted and not permitted to grass over to reduce the likelihood of badger using them for new sett excavation.

Any pipes between 0.1m and 0.5m diameter should be either stored above ground or with caps to prevent access for badgers.

Any potentially harmful chemicals should be stored securely to prevent harm to badgers or other fauna.

Otter

To avoid any construction impact on Otter, the following precautions will be in place throughout the construction phase to protect offsite habitats which are suitable for this species .

During the initial site clearance, due care should be taken by the workforce. As no field signs were identified during the January 2026 pre-commencement protected species survey, it is considered unlikely that an Otter will have utilized the either the site, or offsite Bealey's or Hutchinson's Goits between the completion of the survey and commencement of works. Should an Otter, holt or evidence of Otter be encountered or suspected during the clearance, works should cease and the undersigned contacted for further advice.

As above, trenches, pits, holes and other construction excavations should not be left open overnight, however, if unavoidable then mammal ramps should be installed to allow for the escape of Otter.

Any pipes between 0.1m and 0.5m dia. should be either stored above ground or with caps to prevent access for otters.

Silt fences, straw bales or bunding will be installed along the northern site boundary to prevent pollutants and runoff from entering Bealey's Goit, and shall be maintained in place throughout the construction phase. This will minimise the risk of degradation of the watercourse and its associated habitats and species.

Materials, chemicals and fuels will be stored securely and at least 10m away from any watercourses as advised by the Environment Agency. Spill kits will be always made available on site to prevent pollution incidents.

Priority Species

The following precautions have been designed to prevent any harm to priority species likely to be present in the local area, including Bats, Hedgehog and Common Toad.

Temporary protective demarcation fencing will be installed to demarcate the construction zone and to protect the off-site habitats. The fencing will be in accordance with BS5837:2012 *Trees in Relation to Design, Demolition and Construction: Recommendations* (BSI, 2012), as needed.

A sensitive lighting scheme will be implemented during construction in accordance with best construction practices, including no night lighting or flood lighting of boundary and off-site features. Any construction lighting is to be restricted to the localised site construction compound areas only and will be in accordance with *Bats and artificial lighting at night* (ILP, 2023)

As all wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) during the breeding season, it is advised that vegetation clearance be conducted outside of this period, which runs from March to August. If works are to be conducted during the breeding season, works must be informed by a pre-works nesting bird survey, carried out by a suitably trained ecologist.

Checks for hibernating or nesting hedgehogs should also be carried out prior to vegetation clearance.

The site should be cleared in two-stages, with the initial clearance taking vegetation to 0.15m and allowing any fauna to escape unharmed. The second stage of clearance should follow after 24 hours and may then take the vegetation to ground level.

As outlined above, excavations should not be left open overnight, however, if unavoidable then mammal ramps should be installed to allow for the escape of fauna that may become trapped.

Materials on site should be stored on pallets where possible. Materials should be lifted and not dragged to prevent potential harm to fauna beneath.

Dust generation will be controlled through appropriate measures, such as damping down exposed ground during dry conditions, to prevent dust drift towards adjacent habitats and watercourses.

No fires should be lit at the site.

Persons Responsible

The developer or a third party employed to undertake specific services, will be responsible for implementing these Precautionary Working Methods. Ecological guidance should be sought if there is any doubt or confusion around specific measures.

Timetable

These precautionary measures should be in place throughout the construction phase of the project.

I trust this satisfies your requirements.

Please contact me if you have any queries.

Yours sincerely,



Daniel Hull MSc BSc (Hons), Qualifying member of CIEEM – Project Management Trainee

Enzygo Ltd