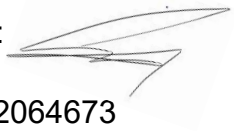
Reasonable Avoidance Measures, Mitigation & Enhancement Plan - Bats

Site Location	Heaton Low Farmhouse, Heaton, SK11 0RE
Document reference	CE1170-03
Report by	Garry Smith – Senior Ecologist Signature:  Tel: 07792064673 Email: info@chaseecology.co.uk
Report Compiled	19th January 2021

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1.0 Introduction

Chase Ecology have been commissioned by the client to prepare a Reasonable Avoidance Measures, Mitigation & Enhancement Plan in relation to the two storey extension under development application: DOC/2020/0072, DOC/2020/0071 & SMD/2019/0040 Listed building consent.

This document will not form any advice, guidance or recommendations relating to any other development works.

This document details the proposed protection and avoidance measures during development works along with suitable enhancement.

Chase Ecology have recommended that the development works must be carried out between May to September. It is unclear if the building offers value to bats during the winter periods when bats are less active, and any bats using the building during this time can not be disturbed or mitigated.

If all recommendations within this document can not be applied then works should not progress until further assessment & judgment has been made along with suitable mitigation measures.

2.0 Objectives

- Avoid committing an offence by minimising the risk of encountering Bats as far as practically possible through a non-licenced approach; and to ensure that favourable conservation status of Bats are maintained;

- Any work-related activities on the site, such as mobilisation / demobilisation, construction, vegetation clearance, excavations or storage of materials in areas of suitable habitat for bats may potentially affect this species. As a result, safeguards must be implemented to protect bats and this Method Statement details measures to be implemented on site to ensure these objectives are achieved.

- Through the implementation of the Reasonable Avoidance Measures detailed within this document, the risk of committing an offence under the above legislation and therefore impacting the favourable conservation status of Bats, is significantly reduced.

3.0 Proposed mitigation & Protection

Protection measures are required to ensure that any bats (if present) are protected during the construction from disturbance, killing, injury, capture and habitat destruction within suitable terrestrial habitats within the development footprint. In the absence of protection, bats could be disturbed, injured or killed and suitable habitat could be damaged.

This method statement should be adopted during all works activities across the development.

To minimise any impacts of the works upon bats, the following mitigation measures must be implemented throughout all works activities including mobilisation, demobilisation & development;

Site Operatives

- Development works to take place between May to September inclusive.
- All operatives on site will be given access to this document to confirm awareness of Bats and obligations/RAM's in order for protection.
- All operations to be delivered outside of the red zone (see Appendix 1: Protection Zone), if works are to be applied within the red zone areas of the structure then a protected species mitigation licence may need to be obtained as bats have been recoded to be using the structure for daytime roosting.
- No working platforms to be erected across the red zone area (see Appendix 1: Protection Zone),, obstructions from working platforms/nettings/boarding's can have an impact to roosts recorded within the building.
- If temporary lighting is to be applied within the site/working platforms, then this should be minimised where possible to limit disturbance to bats and other protected species which may use the site during the hours of darkness.
- It is recommended that all works must be carried out externally during the hours of daylight to limit the need for external lighting.

Ecological Clark of Works (ECoW)

- An ECoW will be present on Site during the roof strip to make sure no unknown roosts/bats are disturbed during this time.

- If a bat is found during this time it cannot be moved (even by a licenced ecologist – as this is not included within a survey licence) and all works would have to stop until a Protected Species Mitigation Licence has been applied for and granted by Natural England.

- Following the roof strip or disturbance to the roof coverings the ECoW will offer advice and recommendations to contractors for progressing with the development whilst offer no impacts to any known bat roosts within the building.

- The ECoW will also advise all contractors that if bats or evidence from bats such as droppings or feeding remains are located, all works must stop and the ECoW must be contacted.

- An extractor fan in the new bathroom will be installed with a 'flexible duct connection within roof space to tile vent' would impact the eastern roof void. This must be installed under supervision of the ECoW where inspections can be carried out prior to installation to confirm no disturbance to bats will be offered. If bats or new evidence from bats are identified during this inspection it would be likely a protected species mitigation licence would be required.

- Maintenance works, the building has demonstrated several features of value where general maintenance such as roof works, eaves, re-pointing, replacing windows and any other work that involves structures or crevices both internally & externally could all impact bats. These features offer suitable value to bats for daytime/winter roosting and must remain undisturbed. However, if maintenance is to be conducted it should be carried out under supervision of the ECoW where prior endoscopic inspections can take place. This will be the same for any internal deterioration within the two roof void spaces.

  However, this same procedure would not reflect any needed maintenance to the West facing gable elevation as bats have been confirmed to be using features for daytime roosting and a protected species mitigation licence would be required for this section of the building.

4.0 Procedure if Species are Discovered on Site

If the event any bats or other protected species are discovered, all works will need to stop immediately, and the site ecologist/Chase Ecology will be called for advice on how to proceed.

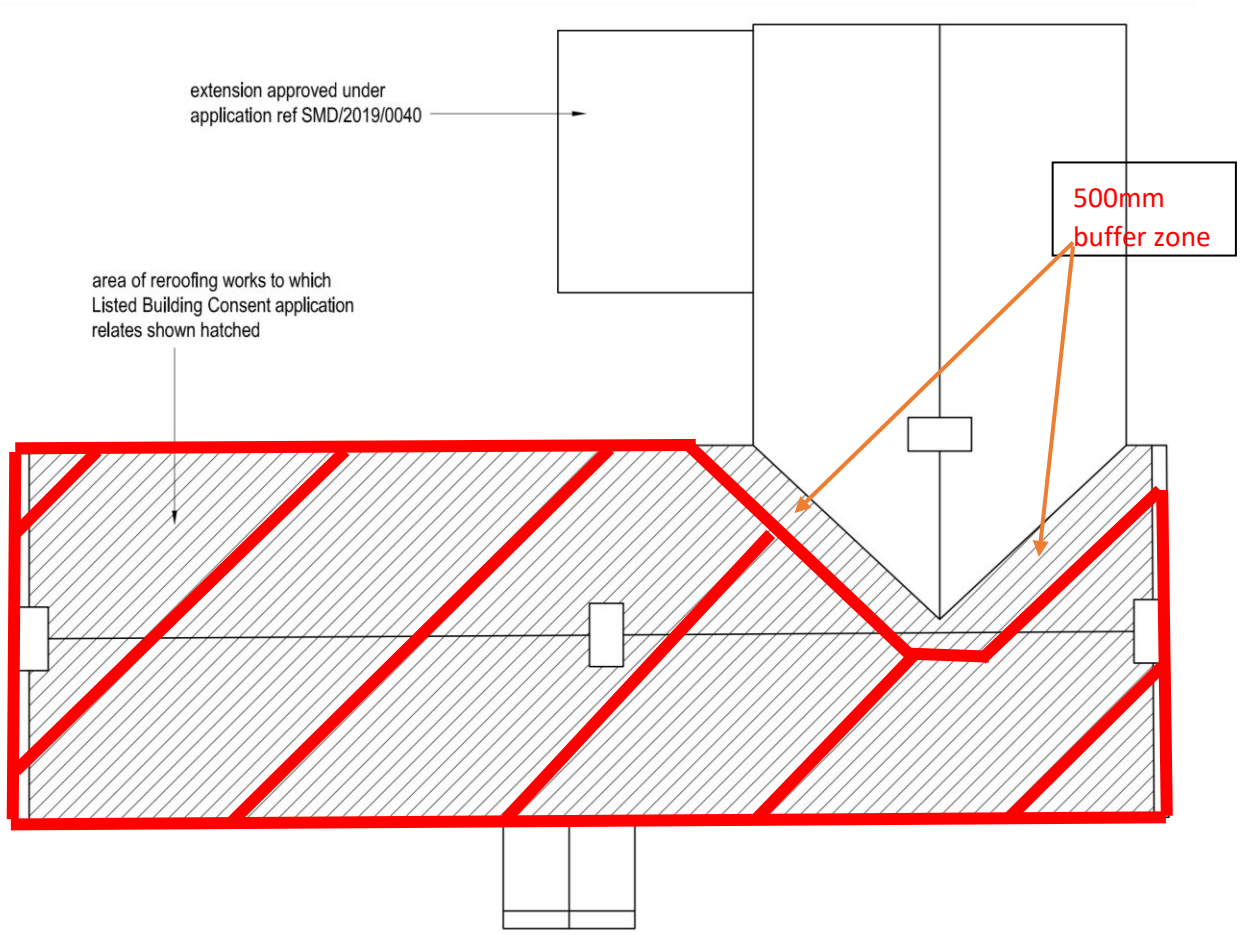
Appendix 1: Protection Zone

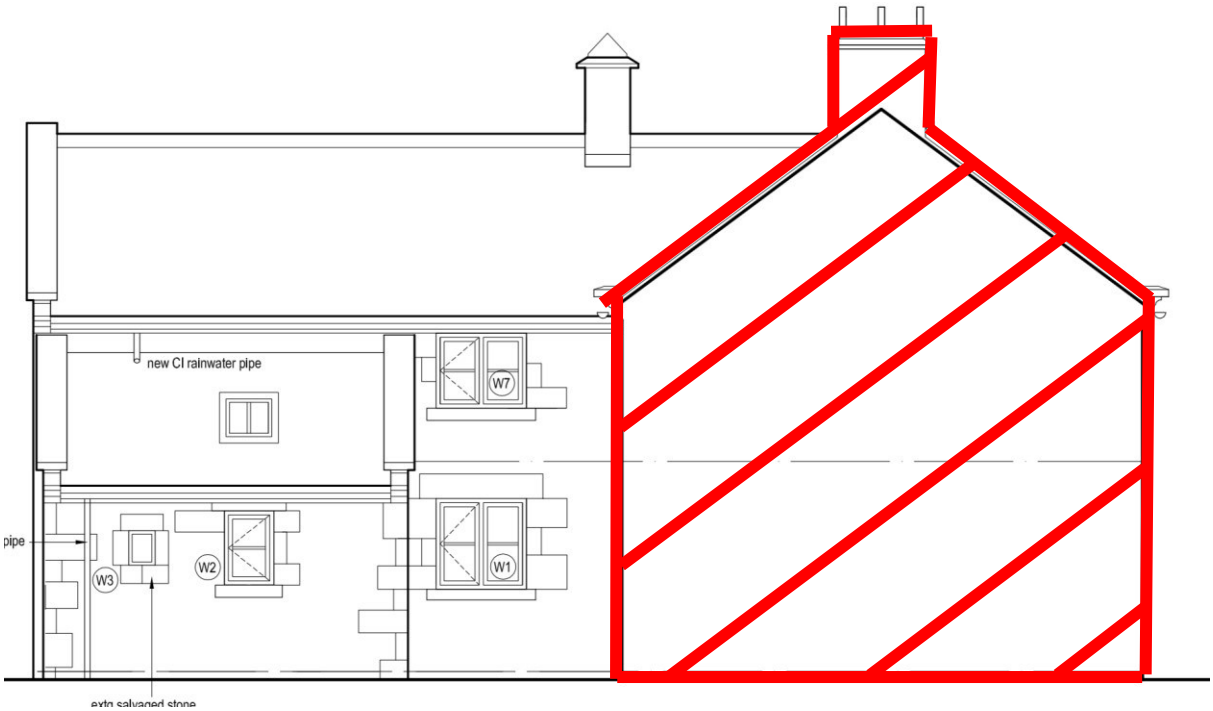
Below plan view of the site details (**in red**) the protection zone for Bats where no works including the storage of materials or operations of plant will be carried out.

Operatives will also avoid using this protection zone as a pathway to access the site.

If the protection zone must be penetrated during the development works the ecologist/Chase Ecology must be consulted first where suitable advice can be offered.

This would also include restrictions for any maintenance works as bats have been recorded within these areas. Disturbance to bats or their roosts can only be carried out under supervision of a protected species mitigation licence.





West Elevation

If the West elevation is to suffer disturbance from such works as maintenance then all roosting features recorded must be avoided to prevent disturbance to bats and their roosts. Below location of recorded bats roosts;



It is recommended that is maintenance to the mortar/re-pointing is to be conducted a suitably licenced ecologist would firstly inspect all crevices within this section of the property to confirm no bats or evidence from bats.

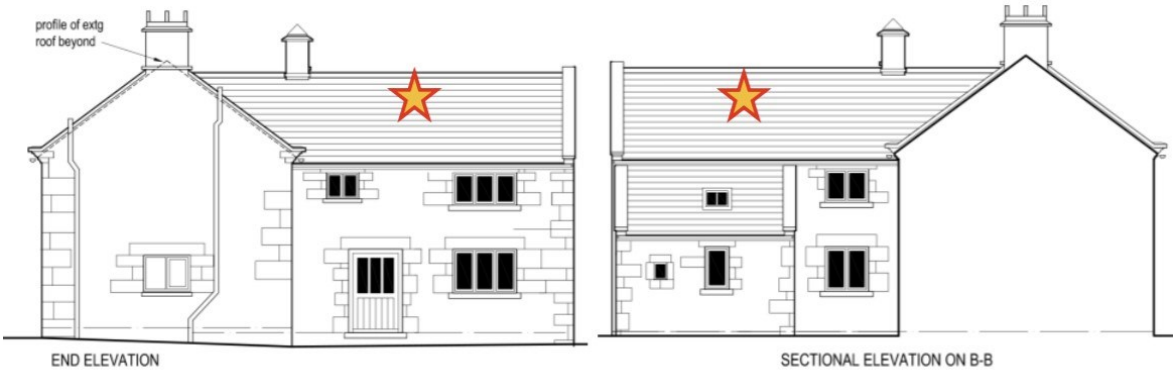
However, if the section of the West gable which has been highlighted within red on page nine is to suffer disturbance such as re-pointing, maintenance, obstruction from working platforms then a protected species mitigation licence would be required and implemented along with correct mitigation procedures prior to such works.

Appendix 2: Operative Brief Record

Name	Organisation	Date	Signature

Appendix 3: Enhancement

As part of the proposed development two bat access tiles will be incorporated into the new roof coverings which shall offer roosting availability to crevice & void dwelling bats which have been recorded on site. This will be a tile within the East roof coverings and a tile within the West roof coverings as detailed below;



The use of a breathable roof membrane coverings would not be permitted within the new development roof coverings as these are not recommended by the Bat Conservation Trust and have demonstrated danger and entrapment to bats due to the loose woven fibres within the product. The use of a felt membrane coverings would be required.