



REASONABLE AVOIDANCE METHOD STATEMENT (RAMS)

**39 BRADSHAW ROAD, BURY
GREATER MANCHESTER**

JANUARY 2025

Reasonable Avoidance Method Statement (RAMS)

**39 Bradshaw Road, Bury
Greater Manchester**

A report for

MK Projects
Mark Kenyon

Report by



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1. INTRODUCTION

1.1 BACKGROUND

Pennine Ecological have been requested by Mark Kenyon to assist with discharging a number of planning conditions relating to ecology. This includes conditions 7-9 stated below:

Figure 1.1: Extract from Part 2 Particulars Decision, Granted permission (application number: 69766)

- 7 Prior to the commencement of development to the rear of the building, measures to protect the watercourse from dust, pollutants, debris and sediment shall be

implemented. The measures could include heras fencing and/or sand bags. The protection measures shall thereafter be maintained for the duration of the demolition and construction works to the rear elevation.

Reason. To ensure the safe and satisfactory development of the site and in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 8 The development hereby approved shall incorporate a bat/bird box which shall be installed within the first available tree planting season following substantial completion of the development and shall thereafter be maintained.
Reason. To secure the satisfactory development of the site and in the interests of ecological enhancement pursuant to policies EN1/2 - Townscape and Built Design and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

- 9 Prior to any further demolition or construction works, a reasonable avoidance measures method statement and mitigation strategy for bats written by a suitably experienced bat consultant shall be provided to and agreed in writing by the Local Planning Authority.
All mitigation measures shall thereafter be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

This report includes all the information required to discharge conditions 7 – 9. This document must be adhered to throughout the construction phase of the development.

1.2 PREVIOUS ASSESSMENTS

Previous surveys at the site have been undertaken by *Angela Graham Bat Consultancy Service Limited*. An initial bat survey was undertaken in April 2022. An updated Preliminary Ecological Appraisal for the site was completed in September 2023.

The report concluded no current or historic evidence of protected or notable species using the site.

The report concluded that the proposals could potentially impacts birds and bats through disturbance impacts only. A number of recommendations were provided to avoid potential disturbance impacts on birds and bats. These have been provided within this document.

1.3 PROPOSAL DETAILS

The proposals include a one floor extension to the rear of the property along with remedial work to the rear wall (already undertaken) which was in poor structural condition.

The proposed construction start date will be early March 2025.

2. CONDITION 7 – MEASURES TO PROTECT THE WATERCOURSE DURING CONSTRUCTION

The property already encroaches into the riparian corridor with a ramp (to be used to bring materials on to site during construction) and a summer house. The watercourse was found with minimal to no water during the surveys and is considered to be a very minor watercourse.

There will be no work undertaken within the riparian corridor.

Measures to protect the watercourse have already been submitted to the Local Planning Authority (LPA) and approved. These measures (outlined below) must be implemented prior to the commencement of work.

Figure 2.1: Extract from Highways and Watercourse Pre-Commencement Measures

Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways

- Front and rear containment and control of rubble, dust and mud via hoarding, tarpaulin and regular sweeping and cleaning of the site and abutting highway

Watercourse Protection

Measures to protect the watercourse from dust, pollutants, debris and sediment.

- 2.4m OSB boarding erected on an existing timber fence
- Additional cross member supports installed for restraint in high winds
- Measures to remain in place while demolition and construction are completed



3. CONDITION 8 – BAT AND BIRD BOXES

3.1 BAT AND BIRD BOX LOCATION

There will be no loss of suitable roosting features. In order for the proposal to demonstrate a measurable net gain (in line with local and national planning policy), it is proposed that 1no. bat box and 1no. bird box will be installed on site, following completion of the works. A location plan is provided below.

Figure 3.1: Indicative Bat and Bird Box Location Plan (Google Earth image, 2021)



3.2 BAT AND BIRD BOX SPECIFICATION

The following boxes are recommended for installation, however there are a number of alternative box designs available. Refer to NHBS website for details, including installation advice - <https://www.nhbs.com/>

- **Vivara Pro WoodStone House Sparrow Nest Box** – Given the presence of historic records of house sparrows nesting in the adjacent properties eaves, it is advised that 1no. sparrow nest box is installed on the rear elevation of No. 39 Bradshaw Road. The nest box should be installed as close to the soffit as possible.
- **Beaumaris Woodstone Bat Box** – 1no. bat box which is suitable for crevice dwelling bat species should be installed on the rear elevation of No. 39 Bradshaw Road. The bat box should be installed as close to the soffit as possible at a height of at least 3m.

4. CONDITION 9 – REASONABLE AVOIDANCE MEASURES METHOD STATEMENT FOR BATS AND BIRDS

There will be no direct impact to any potential roosting features at the site. Potential impacts in relation to bats and birds is confined to disturbance. The following measures outlined below must be adhered to during the construction phase of the proposal.

4.1 REASONABLE AVOIDANCE MEASURES IN RELATION TO BATS

- 1) Construction activity will commence prior to the main active bat season (taken to be May 2025).
- 2) If this is unavoidable, a bat activity survey should be undertaken immediately before works start (within 24-48 hours) to confirm an absence of a notable roost.
- 3) If a notable roost (i.e. maternity roost) is recorded, then works will need to be delayed until a suitably qualified bat ecologist is consulted. The ecologist will advise on the next steps required.
- 4) There will be no alterations to the existing roof and immediate surrounding structure. If works to the roof become unavoidable, a suitably qualified bat ecologist must be consulted. The ecologist will advise on the next steps required.
- 5) If bats are found during the work, then works must cease immediately and advice sought from the ecologist on how best to proceed. No further works on any area of the roof or building must be undertaken.

4.2 REASONABLE AVOIDANCE MEASURES IN RELATION TO BIRDS

- 1) Construction activity will commence prior to the main bird nesting season (taken to be March 2025).
- 2) If this is unavoidable, a breeding bird check should be undertaken immediately before the works start (within 24-48 hours) to confirm an absence of nesting birds.
- 3) If nesting birds are recorded within the building or within proximity to the works where disturbance of the nests is likely, works will need to be delayed until all birds have fledged the nest.
- 4) If nesting birds are found during the work, then works must cease immediately and advice sought from the ecologist on how best to proceed. No further works on which may damage or disturb an active nest, must be undertaken.

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