

METHOD STATEMENT
European Protected Species (Bats)

Reasonable Avoidance Measures

**Phase Two and Three,
Demolition of Former Kays Soap Factory,
Kenyon Street,
Ramsbottom
BL0 0AB**

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BACKGROUND INFORMATION

Executive summary

This Method Statement supports plans to demolish the Former Kays Soap Factory, Kenyon Street, Ramsbottom, BL0 0AB.

The buildings have seen areas of roof collapse and an emergency demolition order is currently in place.

Since the initial survey further deterioration of buildings in phase two have made them unsafe for further inspection. Given that the buildings in phase two and three were observed previously as having considerable water penetration into roofing areas, with water pouring through gaps in roofing, it is considered highly unlikely that they are in use by roosting bats.

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'. The Overriding principles behind this method statement are:

"Avoiding damage to existing roosts is always the preferred option. This involves taking steps to avoid killing, injury or disturbance to bats and damage to or loss of their roosts.

The most effective method of avoidance is to carry out the work at an appropriate time of the year when bats are absent.

The great majority of roosts are used only seasonally so there is usually some period when bats are not present and works can occur without adverse impacts on bats."

This Method statement is designed to minimise or remove any potential disturbance to bats; this is most easily achieved through a precautionary approach to roof removal, involving timing of works, toolbox talks for contractors, and supervised removal of ridge tiles and slates where health and safety constraints allow.

By following the Reasonable Avoidance Measures that follow the demolition can take place, ensuring the Continued Ecological Functionality of the site, while avoiding a breach of the Habitat Regulations.

An EPS development licence is not required in situations where it can be demonstrated that satisfactory mitigation and enhancement works are sufficient to avoid offences being committed under the Habitat Regulations.

If bats are found during demolition, work will stop until an EPS licence and suitable supporting mitigation plan is in place.

Site Location

Former Kays Soap Factory Kenyon Street Ramsbottom BL0 0AB
NGR: SD7939317113



Full details of proposed works covered by the Method Statement.

The former soap factory buildings are under an emergency demolition order having suffered roof collapse in various sections of the buildings. Some demolition has already taken place.

Constraints

Some areas of the former factory were assessed via binocular due to health and safety concerns around building stability and potential presence of asbestos.

Survey summary and site assessment

Pre-existing information on the bat species present at this site

Bat record data: records were obtained from Magic and the East Lancashire Bat Group and the surveyor's own records no records of roosts exist within 1km of the site.



The property is located on the urban fringe directly adjacent to the River Irwell. A block of deciduous woodland is located to the east of the site. Foraging potential can be considered to be moderate to high.



Buildings surveyed marked in red.

Survey Summary

A daytime survey was carried out on the 29th of November 2018 following an inspection of exterior walls and roofs on the 22nd November 2018 in good weather. Weather conditions on the 29th were 6C with heavy rain. While outside the activity survey season it would be expected to still find evidence of bat use within buildings.

Former factory buildings had no loft spaces with slates often exposed and unlined. During the survey it was observed that there was considerable water penetration of remaining roofs, especially in buildings associated with phase two and three, with water pouring through areas of missing slates. Roofing felt where it was present was observed to be wet.

No evidence of use by bats was recorded during the survey in any section of factory buildings. No droppings or feeding remains were recorded.

Since the initial survey further deterioration of buildings in phase two and three have made them unsafe for further internal inspection. Given that the buildings were observed previously as having considerable water ingress through roofing areas, and roofing in general was poor and prone to collapse, it is considered highly unlikely that they are in use by roosting bats.



Area of missing slates and roof beyond in poor condition



Single skin roof with no roost features



Exposed slates with evidence of considerable water penetration.



Timber clad roof area.



Examples of factory roofs with northlight construction.

Interpretation of the results.

While some low roost potential was provided by missing pointing to roofing slates was recorded it was felt that given the poor condition of the remaining roofs, combined with adverse conditions in the form of considerable water penetration made it unlikely that potential roost features would be used by roosting bats.

Since the initial survey further deterioration of buildings in phase two and three have made them unsafe for further internal inspection. Given that the buildings were observed previously as having considerable water ingress through roofing areas, and roofing in general was poor and prone to collapse, it is considered highly unlikely that they are in use by roosting bats.

Impact Assessment

Short-term impacts: disturbance

Low risk: No risk to bats roosts is likely as a result of proposed works.

Long-term impacts: Roost loss

No impact on a local bat population. The destruction of a bat roost at the property is considered highly unlikely.

Long-term impacts:

Fragmentation and isolation: minimal, the impact of the proposed development on local bat species will be insignificant.

Predicted scale of impact

No loss of roosting sites of a common and relatively widespread species.

Method Statement

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'. The Method statement is designed to minimise or remove any potential disturbance to roosting bats; this is most easily achieved through appropriate timing of the works.

Timing of works.

Work should take place outwith bat activity season (May to September).

Removal of slates, roofing felts and timber fascia boards should be carried out with considerable care by hand where possible.

No work should commence without contractors receiving a toolbox talk.

All contractors and project managers should be made aware of the legal protection afforded all species of bats in the UK and procedures should be in place to mitigate for the potential impact on bats before any building work is undertaken.

A copy of the Method Statement should be available to site / project managers in advance of any works being carried out.

The existence of a Method Statement helps to establish a defence against prosecution for intentional (WCA), deliberate (Habitat Regulations.) or reckless (WCA) disturbance of bats or damage to roosts. A Method Statement is normally required by the local planning authority to ensure that procedures are in place before the development works are carried out.

In the unlikely event that bats are discovered work will be suspended until an EPS licence can be applied for.

All work should take place under the supervision of the ecologist who will maintain a watching brief over the proposed demolition.

No post development monitoring is considered necessary.

Accidental exposure of bats - EMERGENCY ADVICE

In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation and recover any bats / safely remove them from site.

Suggested Mitigation/Enhancement

It is understood that an existing office block and associated warehouse building are intended to be renovated and put into use.

Scope exists within development plans for these buildings to provide enhancement and compensatory roost options through the addition of Greenwoods Ecohabitats two chamber bat boxes on the sides of buildings facing the River Irwell. These could provide a positive conservation gain for the site by providing permanent roost features.