

Protected Species Method Statement

10 Crodingley, Throngsbridge

Mr and Mrs Hellowell

Report reference: ER-5147-02

January 2021

Report Title:	Protected Species Method Statement 10, Crodingley, Thongsbridge
Report Reference:	ER-5147-02
Written by:	Sam Kitching BSc (Hons) MCIEEM Senior Ecologist
Technical review:	Rob Weston BSc MSc MCIEEM Technical Director
QA review:	Peter Brooks BSc (Hons), MA, MCIEEM, CEnv Managing Director
Approved for issue:	Rob Weston BSc MSc MCIEEM Technical Director
Date:	20/01/2021

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Unit A, 1 Station Road, Guiseley,
Leeds, LS20 8BX
01943 884451
admin@brooks-ecological.co.uk
www.brooks-ecological.co.uk
Registered in England Number 5351418



Introduction

1. Brooks Ecological Ltd. was commissioned by Mr and Mrs Hellawell to produce a protected Species Method statement covering reasonable avoidance measures for the renovation of 10 Crodingley, Throngsbridge, Holmfirth.

Delivering the Plan

2. The client and their principal contractor are responsible for implementing The Plan in full, including engaging the services of a licenced Ecologist as required.
3. As part of any tender process, the client will provide a copy of this Plan to all interested parties and will ultimately ensure that the Site Manager has seen and understands the requirement to follow this Plan in full.

Proposals

4. Proposals are for the renovation of the existing property to include replacement of the existing roof covering, modification of existing doors to form a small porch and removal the garage opening, replacement of a section of flat roof with a pitched roof and replacement of all doors and windows.

Background

5. This Method Statement is informed by a Bat Roost Suitability Assessment undertaken on behalf of the Client by Brooks Ecological in December 2020 (ER-4157-01).
6. Survey found the property offers a single feature with potential to be suitable for use by roosting bats. This being a very narrow gap which runs along the length of the south facing gable verge. It was not possible to inspect the north facing gable verge due to the presence of a flat roof section of the building obscuring it from view, though this feature is assumed to repeat here. In addition to this feature a single bat box was noted on the eastern elevation of the property.
7. Given the low value of this feature, absence of evidence of previous occupation on both the external surfaces and within the roof space, and the feasibility of undertaking a thorough endoscope inspection prior to the start of works, delaying the project to allow for a single emergence survey in summer was deemed disproportionate to the risk of impacting bats or their roosts.
8. Instead work, can proceed under this method statement with the proviso that if evidence of bats is found, work would then need to be put on hold until full emergence surveys could be completed between May – August 2021, and potentially a Mitigation Licenced secured.

Method

9. Following the granting of planning permission work would be expected to commence Spring/Summer 2021.
10. Once scaffolding is erected the Ecologist will be called to Site to undertake endoscope inspection of all identified crevices around the verge. Inspection will be extended to supervised soft demolition of the roof covering where necessary.
11. Should any works have the potential to impact the bat box installed on the eastern elevation it too will be subject survey. Assuming a likely absence of bats is found, it will be soft blocked until works are complete.
12. The ecologist will provide a tool box talk to all contractors who will be working on the roof. This will include but not be limited to:
 - Potential evidence of bats that contractors need to be vigilant for;
 - And, what to do in the event that evidence or suspected evidence of bats is found.
13. Once the Ecologist has confirmed the likely absence of roosting, renovation works can continue unsupervised. In the unlikely event that bats or evidence thereof is found during future works, work will cease whilst the advice of the Ecologist is sought and any requirement for licensing reviewed.

Enhancement

14. The NPPF states that development should seek to deliver biodiversity gains beyond any required mitigation. To this end an additional bat box could be installed at the apex of the southern gable to offer potential roost features in the long term.
15. A wide range of inexpensive bat boxes are readily available. A woodcrete model should be chosen to ensure its longevity, an example of which is shown overleaf.
16. The Ecologist will be available to provide advice on the siting of the bat box if required.

Figure 2 Bat box location (yellow star)

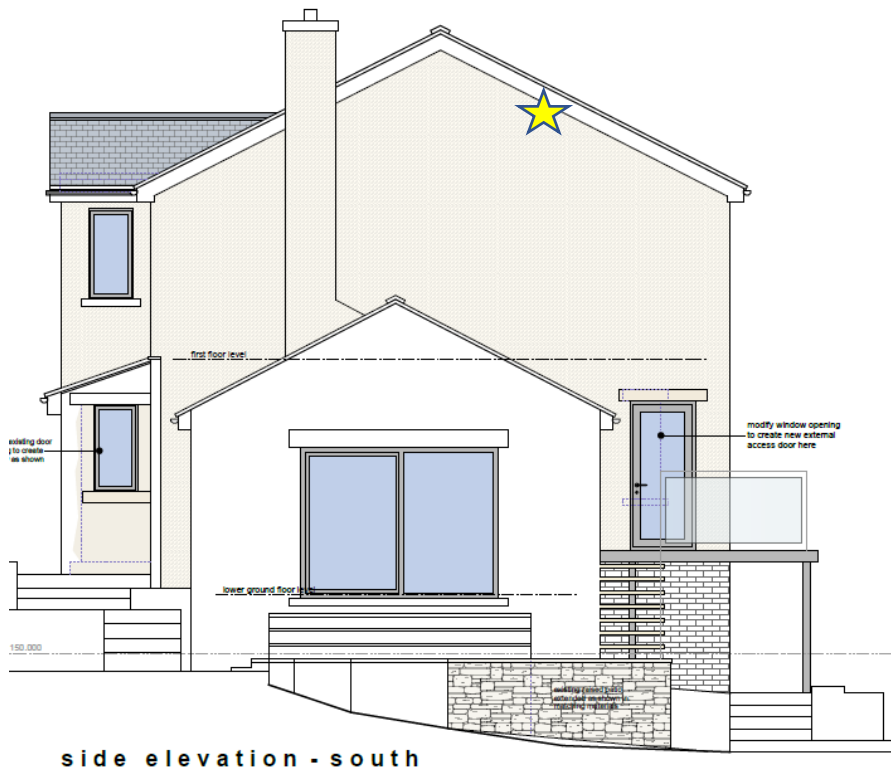


Figure 3 Low Profile Woodstone bat box



<https://www.nhbs.com/low-profile-woodstone-bat-box>

Monitoring and Maintenance

17. Bat boxes such as this require no monitoring or maintenance.