

Xaverian College,

Manchester

Discharge of Condition 4

(Method Statement: Bats)

137030/FO/2023



RACHEL
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ECOLOGY

Client AA Projects

Project Title Xaverian College, Manchester

Project Reference RHE.3770.04

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Revision			



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Discharge of Condition

Background

Rachel Hacking Ecology Ltd was commissioned in 2023 by AA Projects to provide ecology consultancy services in connection with a proposed development at Xaverian College, Manchester. The site received full planning permission from Manchester City Council in 2023 for “*Erection of a three storey Class F1 (a)(Provision of education) building together with the reconfiguration of the existing car park, and associated landscaping following the demolition of the existing Sunbury building*” (planning reference 137030/FO/2023). As part of the planning permission, several conditions were attached. Condition 4 relates to the provision of a reasonable avoidance method statement (RAMS) to avoid risks to bats.

Legal Context

All UK bat species are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife & Countryside Act 1981 (as amended).

Condition Wording

Condition 4 states: “*Prior to the commencement of demolition of the existing building on site, a method statement prepared by a suitably qualified person giving full details of the measures to be taken to avoid any possible harm to bats shall be submitted to and approved in writing by the City Council as local planning authority. The method statement shall include details of the hand removal of roof coverings, soffit boards etc. The demolition shall be subsequently undertaken in accordance with the agreed method statement. If at any time during the demolition works bats are identified works shall stop and a suitably qualified ecologist shall be consulted to provide appropriate advice prior to any works re-commencing*”

Status of Bats at the Site

A preliminary roost assessment was undertaken on 26th April 2023. No evidence of roosting bats was identified but the site was assessed as offering low potential to support roosting bats due to the presence of features including gaps behind wooden soffits/fascia.

A dusk emergence bat survey was undertaken on 25th May 2023. No bats were recorded emerging from the building.



Method Statement

To avoid the risk of harm to bats, the following measures will be followed during the demolition of the site:

- Prior to demolition, the contractors will be briefed with a toolbox talk to ensure they are aware of the legal status of bats, where bats typically roost and what to do should a bat be encountered during works.
- The roof tiles and ridges will be removed by hand. Tiles will be lifted, not dragged, and each tile will be checked to ensure there are no bats behind them.
- Wooden soffits and fascia will be removed carefully with hand-held tools. These will be checked to ensure there are no bats behind them.
- If at any time, bats are encountered, work must stop and a suitably qualified ecologist should be contacted to attend site and advise how to proceed. It may be necessary to obtain a licence to avoid the risk of an offence.
- If no bats are encountered, the building can be demolished.



Appendix 1: Toolbox Talk

Sunbury Building, Xaverian College Manchester, M14 5RB (Planning Ref. 137030/FO/2023)

TOOLBOX TALK

The building being demolished has low potential to support roosting bats. Bats are small and delicate animals (an adult weighs less than a pound coin). They roost in areas such as:

- Beneath roof tiles
- Behind soffits/fascia
- Within wall cavities



An adult common pipistrelle

To avoid the risk of an offence the following measures must be followed:

- Prior to works, site personnel will receive a toolbox talk.
- Roof tiles and ridges will be removed by hand and lifted, not dragged.
- Bargeboards etc. will be carefully removed by hand/handheld tools.
- Tiles and boards will be checked for bats beneath them.
- Should bats be encountered at any time, works must stop and the licensed ecologist be contacted immediately. Try to replace the material covering the bat, if it is safe to do so.
- Do not attempt to handle bats.

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to:

- Damage or destroy a bat roost
- Deliberately kill, injure or capture a bat
- Deliberately or recklessly disturb a bat

Offences can carry an unlimited fine and up to six months imprisonment.

Licensed Ecologist:

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PLEASE SIGN OVERLEAF TO CONFIRM YOU HAVE RECEIVED THE TOOLBOX TALK AND AGREE TO FOLLOW THESE MEASURES



RACHEL HACKING ECOLOGY

I HAVE RECEIVED THIS TOOLBOX TALK. I UNDERSTAND THAT BATS ARE LEGALLY PROTECTED AND I AGREE TO FOLLOW THE CONDITIONS OF THE LICENCE.

DATE	NAME	COMPANY

