Jack Dušek & Co.

Construction and Demolition and Logistics Statement for the

Demolition and replacement of the existing detached two storey dwelling, with 1 no. detached dwelling, retention of existing access points and associated ancillary works

55 Copse Wood Way, Northwood, Middlesex, HA6 2TZ

42600/APP/2022/2560

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1.0 SITE LOGISTICS & METHODOLOGY

1.1 General Strategy

In terms of construction strategy for this project, it would be our recommendation to the chosen contractor to set up their site office and welfare facilities in the 'driveway' area and this would remain in place for approximately 90% of the programme. We would then recommend that they relocate a scaled down version of this into an area which would not impede the completion of the main works nor impact the health of existing trees. The contractor is likely to commence works in June 2023 for a duration of 64 weeks (62 working weeks)

Within the current climate in relation to the risk of COVID-19 returning during the project, the chosen contractor should develop a specific risk assessment that is adhered to during the project. This risk assessment should be sent out to all of the construction management team, direct staff and sub-contractors prior to visiting the site. It should also be detailed within a Construction Phase Health & Safety plan and also form part of the onsite inductions. Strict measures should be in place to prevent travel or access if symptoms are evident. This should be continuously developed to ensure we adhere to government and industry guidelines.

All arboricultural and ecological requirements set out in their respective method statements will be adhered to prior to any site set-up or works commencing.

1.2 Site Set Up/Access/Egress/Visiting

The chosen contractor should develop a 'Site Works' plan, which enables them to manage entry in / out of site effectively. They will need to erect a 2.4m secure timber / ply sub structured logoed hoarding with a secured entry point located at the entrance along the perimeter of the site to protect members of the public from machines and materials on site. Hoarding should be designed by a competent temporary works engineer.

The hoarding should carry appropriate warning signs and be marked with red and white tape. The fencing should be checked daily and on leaving site, to ensure the site is secure and does not present any hazards to the general public.

The site welfare and office accommodation should be situated within the secured site, and be equipped with fire extinguishers, first aid facilities, an accident book and statutory notices.

All loading and off-loading of materials should take place directly at the front of the site and sign should be erected informing drivers to report to the site office before loading or off-loading.

Neighbours are to be informed of deliveries and temporary blocking of Copse Wood Way one day ahead of schedule.

The site manager should supervise delivery vehicles until they are safely away from the site and ensure that no damage is done to neighbouring properties. When necessary, wheels should be washed before leaving site.

All roads and footpaths should be kept clear of mud and debris (resulting from site vehicle movement) at all times.

In line with the Health & Safety requirements, PPE must be worn at all times by contractors and visitors. Visitors will be required to report to the office before moving around site.

All rubbish should be neatly stockpiled and separated into the skips provided (waste and recycling), before proper removal from site, which should take place regularly to ensure a safe working and site environment.

Hazardous materials such as fuel should be separated from other materials and stored securely.

Neighbourly relations and public safety are always paramount and keeping the surrounding area clean is a strict requirement. The contractor should ensure all site vehicles are cleaned / jet washed down prior to leaving site and that the surrounding area be brushed, swept and power jetted after each visit especially after demolition and excavation works. The foot path and road area affected should be swept and jet washed as appropriate and/or at the end of each working day. The contractor will erect a designed scaffold with roof / full mono-flex to contain as much of the demolition as possible (together with other standard practices for containing dust etc). The contractor should allow to have both a monitored site & scaffold alarm as well as remote CCTV in operation throughout the duration of works required.

All new site operatives and visitors to the site should be escorted to the site management office. The contractor should advise against drop in visitors to the site and should request that all visitors pre-notify the management of their intention to visit the site. During this induction a full briefing should be delivered on site rules, access/egress routes, fire and emergency procedures, contact lists and specific precautions for the work sites along with their COVID-19 procedures. The new operatives will also read, understand and confirm their specific Site Method Statement and Risk Assessment for the task they about to undertake.

All site operatives, visitors and management / staff must be fully inducted and when entering the site must adhere to the contractor's site rules. As a minimum everyone must be wearing a hard hat, hi-visibility jacket and safety shoes / boots. Authorised visitors to the site should be accompanied by a member of the site management team at all times.

To ensure all site-specific hazards are identified throughout the construction, a regular site briefing should be given to all contractors' supervisors, which should identify all anticipated and/or potential site hazards. Emergency procedures, site access/egress and specific requirements for isolation or deliveries will be discussed.

The chosen contractor should have the relevant and necessary experience and be fully aware of the difficulties, constraints and responsibilities for ensuring that day to day activities, and adjacent neighbouring properties are not affected by our works in any way. They should manage and maintain a secured perimeter at all times, and provide safe segregation between members of the public and our work areas.

1.3. Timetable of Inspections & Working Hours and Site Contact.

The following timetable is proposed thus far: -

Installation of on-site accommodation + welfare facilities **May 2023**
Site clearance & setting out **June 2023**
Site contact- TBC

Working Hours

Site working hours are governed by the Control of Pollution Act 1974 and planning permission ref 42600/APP/2022/2560, which stipulate that construction activity should be restricted to –

Monday to Friday – 0800 to 1800
Saturday – 0900 to 1300
Sundays and Bank Holidays – No work allowed

1.4 Deliveries

The contractor should have experience in working in a variety of residential areas especially within greater London and implement a sufficient logistics strategy, which may include:

- Liaison with local authorities, neighbours and local residents – By site manager TBC
- Avoidance of Peak traffic times
- Off-site manufacturing as far as applicable
- Delivery driver communication with site logistics coordinator 30m prior to arrival
- Clear and concise delivery instructions, set times, routes and site contacts.

All deliveries should be coordinated throughout all phases and materials should be unloaded into a secure holding area and immediately distributed to their site location.

Delivery and haulage vehicles should be directed to use the Ducks Hill Road or Rickmansworth for access, and in turn Copse Wood Way. Turning should be undertaken in the road outside the site, using the existing crossover to avoid damaging kerbs and grass verges. Using the route around the estate for turning should be avoided where possible.

Vehicle access/exit should be clearly identified and demarked with warning signage and maintained during the groundworks stage.

Wheel washing facilities should be provided for all vehicles leaving site.

Nearby residents should be advised of the works to be carried out on site and vehicle movements and any potential hazards likely to be caused by bad parking will be discussed and remedial action in order that pedestrians and vehicle movements on Copse Wood Way are maintained.

No parking is to be be allowed which could block access for emergency vehicles.

The main contractor must ensure that all sub-contractors and suppliers are appraised of the site safety plan and site delivery arrangements.

1.5 Site Operatives Parking

There are no restrictions on parking along Copse Wood Way. Vehicles should not park on grass verges or block access to neighbouring properties.

Site Operatives will also be offered communal transport at the start and end of each working day. Site personnel should travel to site by Public Transport where possible. Northwood Underground Station is approximately 2k from the site.

Secure storage should be provided on site, for tools to be left on site, when required.

1.5 Waste Management

A site Waste Management Plan (SWMP) should be implemented on the project to measure, report on and manage waste generated from the site. This will provide a platform for managing compliance and duty of care to ensure waste management regulations are satisfactory met. Waste should be stored in appropriately sized skips and once sufficient waste is accumulated, th contractor should arrange collection from their designated waste removal provider, who in turn should collect from a designated area.

2.0 DEMOLITION PHASE

2.1 Removal of services

Prior to demolition works all services must be identified on site with reference to the previously commissioned site investigation, topographical and utility surveys with additional investigation works carried out as required. All services on site will be disconnected, diverted or removed as agreed with service providers.

2.2 Demolition of existing building

Prior to demolition works a full structural review of the existing structure will be carried out to review the stability of the existing structure and to assess the temporary measures such as propping that will be required during the demolition stage. These measures will be provided to insure the structure is demolished in a controlled manner and there is a negligible chance of an unplanned structural collapse.

After completion of the site hoarding, a full height scaffolding will be erected which will be tied back to the existing building. This will have access platforms at each 2m level to provide access to the covered safety netting which will be installed along the building elevations. The scaffolding will not be used for demolition but for access to the safety netting to prevent dust and debris affecting the surrounding area.

Prior to demolition works a soft strip of the building will be completed to remove any loose fixtures and fittings. Once the property has been cleared back to its base shell, a soft strip of the roof will be undertaken with the supervision of a licensed ecologist (see separate ecology method statement attached). Once the licensed ecologist is satisfied, demolition of the structure will commence. Demolition will take place from the top down starting with removal of the remaining roof tiles and the timber structure. Any temporary propping required will be designed by suitably experienced chartered design engineers with a proven record in temporary works design. The building below will continue to be carefully demolished by hand using hand tools to cut the structural members, such as any steel/wooden columns/trusses or wooden floors/beams, into manageable sections for easier removal. Road saws or other suitable equipment will be used rather than using mechanical breakers where possible. Steel members can be dismantled and removed where feasible.

The safety netting/plastic sheeting and noise blankets installed along the scaffolding to control noise, dust and debris will be taken down in a progressive fashion with each floor level, always leaving a minimum of 5m extended scaffolding height above the demolition works. Whilst it is envisaged that the demolition will follow this low impact/low noise type approach certain parts of the foundation slabs will no doubt need to be removed using more aggressive techniques. These will be kept to an absolute minimum and strict noise and vibration protocols will be kept in place during these works.

2.3 Minimising risk of collapse

Following on from the soft strip out of the building a more thorough assessment of the structure will be completed by the demolition engineers.

The following is a high-level method statement for the demolition of the building;

- Establish a site set-up and welfare facilities;
- Erect any necessary hoarding around the perimeter of the site. These are to be kept locked at all times and only opened under supervision.
- refer to destructive asbestos survey to identify the presence of any carcinogenic materials, in particular as possible fire protection to steelwork, and in plant areas; prior to demolition.

- Use the existing services survey of the site to identify all buried services, determine what services are live, redundant and potentially serve neighbouring properties;
- Carry out any necessary services diversions and decommissioning works;
- Carry out a soft strip of the building to remove free-standing units, furniture, floor finishes, ceilings, window blinds, partitions, doors and door frames, ceiling bulkheads, M&E services, radiators, light fittings, fixtures and fittings, first fix joinery, kitchens and toilet areas;
- Demolish the building roof structure by hand
- Demolish the building masonry walls using sledge hammers and/or a mini digger. Cut and remove the timber first floor joists and beams with hand tools.
-Grub out existing foundations and drainage. Protect existing drains being retained.

As part of the comprehensive site-specific Construction and Demolition Waste Management Plan all debris will be separated on site and stored in skips for removal to licensed tips or exported where suitable facilities are not available locally.

2.4 Demolition Dust

Dust prevention measures shall be included for control of any site airborne particulate pollution. The Contractor shall put in place and monitor dust levels in the vicinity using a Bergerhoff gauge instrument. The minimum criteria to be maintained shall be the limit for Environmental Protection. The Contractor shall continuously monitor dust over the variation of weather and material disposal to ensure the limits are not breached throughout the project. Water spray will also be used in conjunction with other measures previously stated in order to contain dust on site.

Specialist dust extraction vacuum and source extraction should be used where necessary to create a safe, clean and more productive working environment. Source extraction captures the dust as close to the point it is created by using a specialist vacuum cleaner and a hose connected to a purpose built guard attached to the power tool. With the right vacuum and guard it is an extremely effective way of removing dust and collecting it safely for disposal.

Wheel washing facilities to be located by site exit, all vehicles leaving site are to have their wheels sprayed to prevent debris leaving site. Site access gradient falls into the site to prevent any water egressing onto highway land.

No burning of any material is permitted on site for duration of build.

2.5 Demolition Dirt

-All vehicles will be required to pass through the “wash area” before exiting the site to the public road network. The manned powered wash area must be kept in place and used throughout the construction works.
- A dedicated road sweeper shall be retained for the duration of the haulage works.
-All waters shall be drained through appropriate filter material prior to discharge from the site.

2.6 Noise

The Contractor will be required to monitor base noise levels at the site location before commencement of the project. Noise monitoring will be required throughout the project. Variation of noise levels from those experienced as part of everyday life in an area can result in extreme disruption. The Contractor shall implement measures to eliminate where possible and reduce noise levels where not, with, if necessary noise dampening equipment.

2.7 Vibration

The Contractor shall provide and maintain vibration monitoring equipment for the duration of the works. Condition surveys of adjoining buildings will be required before demolitions commence.

3. CONSTRUCTION PHASE

3.1 Groundworks and Infrastructure.

The site is partially flat, before sloping down at the rear of the existing house.

Site security hoarding to be in place and gates to be locked during works, and only opened under site supervision.

The proposed building levels are set relative to the existing ground levels.

Existing levels and access are to be maintained along the site frontage.

A qualified sub- contractor will be appointed to carry out the site groundworks. Foundations will be formed by the use of piles and ground beams. Piling will be augured.

In line with the Health and Safety Plan for the project, a Risk Assessment for these works will be carried out and reviewed by the employer and the site administrator before any demolition works commence.

Further checking will take place to ensure all underground services have been identified and are protected. All mains services are to be turned off with temporary electrical and water services created for site use prior to commencement of works.

Once the new external levels are established these will be maintained in accordance with the approved site plan.

3.2 Construction of Superstructure

In line with the Health and Safety Plan for the project, a Risk Assessment for these works will be carried out and reviewed by the employers Health and Safety Advisor and the site administrator before any construction works commence.

Further checking will take place to ensure all underground services have been identified and are protected.

Once setting out has taken place, the Building Control Inspector will be invited to inspect the site.

All site rules that relate to safety, vehicle movements, protection of the public and visitors, will be the responsibility of the main contractor and these will be regularly checked by the employer.

At all times special attention will be paid to maintaining the tidiness of the road and verges outside the site to ensure that disruption is kept to a minimum.

Construction of Superstructure will be carried out by the Main Contractor and a team of supervised appointed sub-contractors.

Once the works are complete, the Building Control Inspector will be invited to carry out a final inspection.

3.3. Construction Dust Suppression & Pollution Measures

No burning of any material is permitted on site for duration of build.

Specialist dust extraction vacuum and source extraction should be used to create a safe, clean and more productive working environment. Source extraction captures the dust as close to the point it is created by using a specialist vacuum cleaner and a hose connected to a purpose built guard attached to the power tool. With the right vacuum and guard it is an extremely effective way of removing dust and collecting it safely for disposal.

Wheel washing facilities to be located by site exit, all vehicles leaving site are to have their wheels sprayed to prevent debris leaving site. Site access gradient falls into the site to prevent any water egressing onto highway land.

4.0 Environmental Policy Statement

The contractor is to recognise that their activities on site have an impact on the environment and is committed to improve its environmental performance and minimise the harmful effects through careful policies and effective management.

The contractor must accept and acknowledge the obligations and responsibilities under legislation and guidance dealing with environmental issues that affect or arise in consequence of its business. These may be:-

- The considerate use of land undergoing development having special regard to archaeology finds and the storage, treatment and disposal of any waste, hazardous or potentially toxic materials to avoid environmental harm.
- The use of appropriately licensed disposal facilities.
- The use and re-use of materials to minimize and curtail creating waste and, whenever practicable, using materials and products from sustainable sources.
- Control and emission of pollutants, noise and dirt, and the use of potentially harmful substances and treatments during construction activities.
- Conserve energy through sensible selection, use and management of resources, equipment, plant and transport on site.
- The use of vehicles and equipment that are well maintained, clean and are operated within legal limits, taking advantage wherever possible of engineering modifications to reduce pollution and emissions and to save unnecessary consumption of energy.
- The continued development, monitoring and investigation of systems, practices and procedures at each stage of construction to ensure the environment remain a foremost consideration.

17-03-2021

5. ARBORICULTURAL METHOD STATEMENT

Information extracted from GHA *Arboricultural and Planning Integration Report* by Glen Harding

5.1 Tree Protection Barriers

It is essential for the future health of the trees to be retained on site, that all development activity is undertaken outside the root protection zone of these trees. The position of the fence MUST be marked out with biodegradable marker paint on site and agreed with appropriate representatives from the LPA and contractor. The fencing MUST be erected prior to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing MUST be as that shown in BS 5837 (see Appendix C). The herras panels MUST be joined together using a minimum of two anti-tamper couplers which MUST be installed so they can only be removed from the inside of the fence. The panels MUST supported by stabilizer struts, which MUST be installed on the inside and secured to the ground using pins or appropriate weights. The Fence must be marked with a clear sign reading: "Construction Exclusion Zone – No Access"

5.2 Ground Protection (Existing)

The hard surfacing that exists provides adequate ground protection and MUST therefore be retained in situ for the entirety of the site works.

5.3 Boundary Treatments

Boundary fencing installation / upgrades MUST be undertaken as part of the soft landscaping phase and MUST be installed ONLY when all machinery that is on site for the main build has permanently left the site (NB. If needed, boundary fencing can also be installed prior to the commencement of site works, i.e.. before any machinery has been bought onto the site). Where sections of new / upgraded fencing are located within the RPA of ANY tree that is to be retained, this work MUST be undertaken by hand using hand tools only. The locations of the new fence upright posts will be finalised following trial digs to confirm there are no major (over 25mm) roots present; if any such roots are found, the location must be altered. If any smaller roots are found, these can be cut using sharp hand sharp tools to leave a 'clean' cut, in order to minimise the risk of infection by decay pathogens. The post holes within the RPAs should then be lined with plastic sheeting before any concrete or cement is placed into the hole, in order that there is no risk of leaching into the nearby soil as the mixture dries.

5.4 Site Huts, Welfare Facilities And Storage Of Equipment, Materials And Chemicals

All site huts MUST be positioned outside of the retained trees RPA's.

5.5 Mixing Of Concrete

All mixing of cement / concrete MUST be undertaken outside of the RPA of all of the retained trees.

5.6 Use Cranes, Rigs And Booms

Precautionary measures MUST be observed to avoid contact of any retained trees when manoeuvring cranes rigs or booms into position.

5.7 Incoming Services, Drainage And Soakaways

New services MUST be routed to avoid all RPAs of retained trees on site and within nearby sites. From an assessment of the subject site, undertaken in conjunction with the project architect, there is no reason to assume this isn't possible. Inspection chambers MUST be sited outside the RPA.

5.8 On Site Supervision

Regular site supervision is essential to ensure all potentially damaging activities near to trees are correctly supervised. A pre start meeting will occur to ensure all parties are aware of their responsibilities relating to tree protection on site; this will include a site induction for key personnel.

The key personnel relating to this project are:

Name:
Position: Site Manager / Contractor
Contact number: TBC
Email: TBC

Name: Glen Harding
Position: Retained Arboriculturalist
Contact number: 07884 056 025
Email: info@ghatrees.co.uk

Name: TBC

Position: Local authority Arboricultural Officer
Contact number: TBC
Email: TBC

5.9 Other Tree Protection Precautions

- NO level alterations will occur within the RPA of any tree to be retained.
- NO fires lit on site within 20 metres of any tree to be retained.
- NO fuels, oils or substances with will be damaging to the tree shall be spilled or poured on site.
- NO storage of any materials within the root protections zone.

5.10 Dismantling Protective Barriers

Protective barriers must only be completely removed when all machinery, and equipment has left site.

5.11 **Conclusion**

In conclusion, the principal arboricultural features within the site can be retained and adequately protected during development activities.

6 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

5.12 **Recommendations**

7 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

a. Be present on the site the majority of the time.
b. Be aware of the arboricultural responsibilities.
c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

8 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

6. Ecology Method Statement

Bat EPS Mitigation Licence requirement

A European Protected Species Mitigation Licence (EPS) (under the 2017 and 2019 Regulations) for Bats in respect of development will be required from Natural England to permit the predicted damage and loss of a bat roost at the existing house, during the proposed demolition works, as bats are fully protected by UK and European law. **It will be proposed that the licence is required for "overriding public interest", that there is indeed no satisfactory alternative to what is being proposed and that the stated works will not be detrimental to maintaining the bat species present at a Favourable Conservation Status.**

The Wildlife Licensing Unit of Natural England is the appropriate authority for determining licence applications for works associated with development such as building/demolition related works, barn conversions, reroofing works, culvert removal/repair and tree felling where bat roosts are present. Natural England will have to be satisfied that the local bat populations will not be detrimentally affected by the demolition work. Consequently, they will require suitable mitigation measures to be put in place in order to prevent the complete loss of the bat roost sat the overall property as a result of the planned works.

The EPS licence forms include five separate parts: an Application Form, Method Statement, Reasoned Statement, Work Schedule and Supporting Documents. The applicant e.g. the client will be the licence holder, supported by the licensed bat consultant being used.

For the prompt processing of the licence application, it is always advised that the client ensure that the planning position in respect to their proposal has been resolved in advance of submitting the licence application and all mitigation options agreed on. In exceptional circumstances, it may be possible to submit an application whilst planning permission is being sought.

For most applications, planning consent is therefore required before the Bats EPS Mitigation Licence is applied for from Natural England.

Bat EPS Mitigation Licence applications are stated to be processed within thirty days by Natural England, although it could be longer than this, should further information be required by the Wildlife Advisor or due to any backlog of cases.

The client will need to consult an experienced licensed bat consultant for advice on how to proceed with the required Natural England Bats EPS Mitigation Licence application, as it is clear that the future outlined works would trigger offences under the law, and such offences cannot be avoided by the timing of such works when bats are not present e.g. the hypothetical scenario where no bats are to be disturbed, no roost is to be damaged or lost and with no bat roost access points obstructed.

Another option for the client is for an experienced bat ecologist with a Bat Low Impact Class Licence to be approached to do the licence application for this site, as this will be a faster process.

Bat Impact Mitigation and Compensation Scheme

The main mitigation and compensation scheme is detailed below in regards to the bat roost present, so the future demolition works are to proceed under the proposed Bat Licence. The scheme below will compensate bats during and after the stated works and that they will not be without available roosting sites during these works. The aim will be to provide a net gain in the number of roosting sites available for the bats, but critically provide like-for-like mitigation which is the key aspect, and this will all be stated in the Bats EPS Licence Method Statement.

Provision of high quality bat boxes in the rear garden
Installation of 3x 2F Schwegler Bat Boxes and 1x 1FF Schwegler bat box within the property

Bat boxes will be used by various bat species, and these high quality bat boxes will be installed in suitable high locations facing appropriate aspects, close to clutter, so to have a chance of success. Common pipistrelle and brown long-eared bats as well as other bat species will use these bat boxes for roosting purposes and are appropriate mitigation for the roost type present. Four such boxes will be installed before the works begin, which will be secure and undamaged during all of the proposed works eg the bat boxes to compensate for the loss of the bat roost at the loft. All four bat boxes will be installed at about 5-6 metres above ground level up mature trees. The bat boxes will provide a wide range of bat roosting sites which will be available during and after the period of the works. The bat boxes will be mainly South-east or South-west facing but with one 2F bat box North facing so there are a variety of microclimates available especially in hot weather. Branches will be cleared around the bat boxes so access is easy for the bats and there must be no artificial lighting of any type illuminating the bat boxes at night.

Timing of the future development works

Usually, late summer/early autumn e.g. September/October or early spring e.g. April/early May, are ideally the best times for works affecting bats, as this avoids the main bat breeding season as well as the bat hibernation period.

This will then reduce any risk of bats being disturbed, injured or killed by accident during any of the proposed soft stripping and demolition works, which will be the critical objective of the mitigation works.

Post development bat monitoring

This post development monitoring is not compulsory for a more common species, and with roosts of lower nature conservation significance.

However, it is suggested that some optional monitoring is still kindly permitted by the client so to ensure that the bat boxes, for example, are being used by bats or have the best chance of being utilised in the near future.

For the type of roost present and the compensation, between one to three dusk based bat survey visits can be undertaken at the site in the year after completion of the new dwelling. Even just one

single bat dusk monitoring visit would prove invaluable. This monitoring would be inexpensive and would be highly useful in determining if the stated compensation has been successful or not.

Best practice guidance – bats and development works

Within the future Bats EPS Mitigation Licence method statement to be written, it will be stated that it will be necessary to undertake a final re-check of the roost building, before demolition, after the licence is gained from Natural England.

If for any reason, an injured bat or grounded bat is found during any of the pre-demolition soft stripping works then this will need to be rescued by the Licensed Bat Consultant and very carefully, using suitable gloves and cloth bags, moved to the new bat boxes nearby.

A formal toolbox talk from the bat ecologist about the bat roost and what actions are not permitted must be undertaken at the start of the licensed works.

The main objective of the above, is to do all possible to ensure that no bats are injured or killed at all during the proposed demolition works. And to ensure that the local bat populations at the site remain at a Favourable Conservation Status.

Update for Council Ecologist

At the time of writing, a licensed ecologist called Richard Green from Richard Green Ecology has been appointed to prepare and submit the application for a license to Natural England, in line with the requirements set out above.

It has been agreed that the soft strip will take place prior to demolition once the license has been agreed. A licensed ecologist from the Richard Green Ecology team will be present on site to supervise the works at roof level. The ecologist will gain access to the parapet roof and be secured to a harness which will in turn allow them to walk the perimeter of the parapet and monitor the tile removal. Where necessary, they will transfer bats into a secure cloth bag for relocation to the pre-installed bat boxes. If a harness system cannot be provided by the contractor, a mobile elevated working platform (MEWP), also known as a 'cherry picker', or suitable scaffold will be provided.

The client will purchase the recommended bat boxes directly and the contractor will install them in the locations suggested one day prior to the soft strip of the roof.

A method statement is being prepared by Richard Green Ecology as part of the license submission, as required to obtain a license. All works will be undertaken in accordance with this statement and will be supervised by a licensed ecologist.