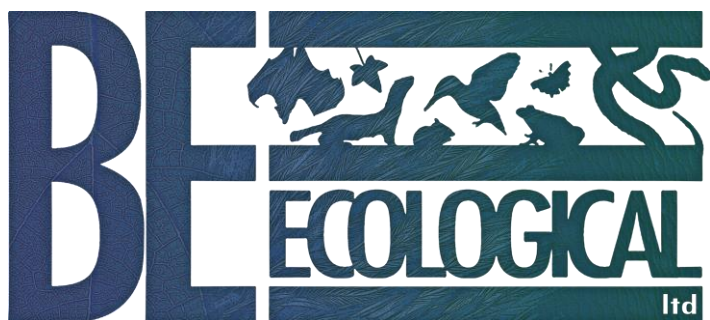




Technical Note

Subject	Land adjacent to winchfawr road (north of perthddu)		Date	06/09/23
Ref			Previous versions:	
Author	Beth Evans			
Reviewed	Beth Evans	Date	06/09/23	
Approved	Beth Evans	Date	06/09/23	

The following condition has been implemented on planning consent for land of Winchfawr Road (north of perthddu).

“Before any works commence on site, a method statement for the dismantling of the onsite building (with consideration for bats) shall be submitted to an approved in writing by the local planning authority. The works shall be carried out in full accordance with the approved method statement.

The following document provides a method statement in order to discharge the condition

1 METHOD STATEMENT

1. A suitably licenced and experienced ecologist will be on site/call for the duration of the works.
2. Before any work begins on site, a briefing for contractors and other site-staff 'toolbox talk' will be given by an ecologist. The briefing will cover the issues in respect of protected species they may encounter on site, where they might find them, methods of working, and what they need to know to avoid committing an offence. Every briefing attendee will be provided with a copy of a Method Statement and the contact details of an ecologist and Natural Resources Wales.
3. Before any work commences, the ivy on the exterior of the building will be checked by the ecologist for the presence of bats and birds.
4. All suitable bat roosting features will need to be removed by hand (metal sheets) and inspected by the onsite bat ecologist.
5. The sheets will also need to be removed manually, one at a time, with the bed and underside inspected for bats/sign of bats by the onsite ecologist before moving onto the next.
6. Any cavities uncovered will be left open for a period of 24 hours prior to full demolition
7. Only when the onsite bat ecologist is happy that there is no further potential for bats, may he/she leave and the works continue with no supervision. A licensed bat ecologist will be on call for the remainder of the works. In the unlikely event that bats are found during a period that the licensed bat ecologist is not present on site, all works must cease and the licenced bat ecologist engaged.
8. If bats or their signs are found, a EPS licence may be required before works can legally resume.

If you have any questions or queries, please do not hesitate to contact us.

Thank you,

Beth Evans

Director/Principal Ecologist

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