

320141121P

**BAT METHOD STATEMENT/ MITIGATION**

**FOR**

**HODDER VIEW**

**CHAIGLEY**

**CLITHEROE**

**December 2014**



**Lynne Rushworth**

**Sunderland Peacock & Associates Ltd.**

**Hazelmere**

**Pimlico Road**

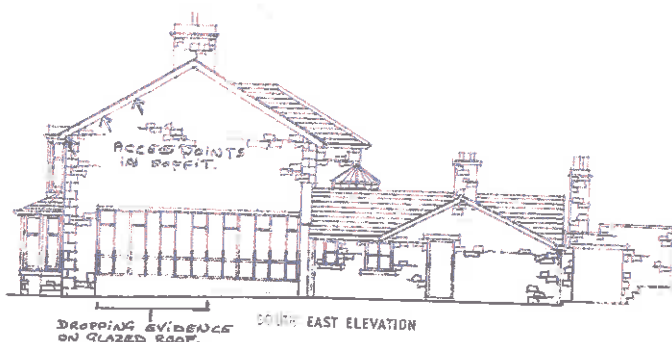
**Clitheroe**

**BB7 2AG**

## EVALUATION OF SURVEY RESULTS

The previous scoping (May) and emergence (July) bat surveys (as submitted with planning approval) carried out determined that a small roost (approx. 30 bats *Pipistrelle*) was located on the south east elevation behind the barge boards adjacent to the front elevation. Further inspection of the roof space (October 2014) adjacent to the south east gable wall revealed some fresh combined with old dropping evidence. No current evidence of bat habitation could be found.

It is likely that the property is used as a seasonal maternity roost, bats arriving mid April to early May giving birth late June to early July the numbers will start to decline in late August to early September all leaving by late October with the possible exception of solitary bats.



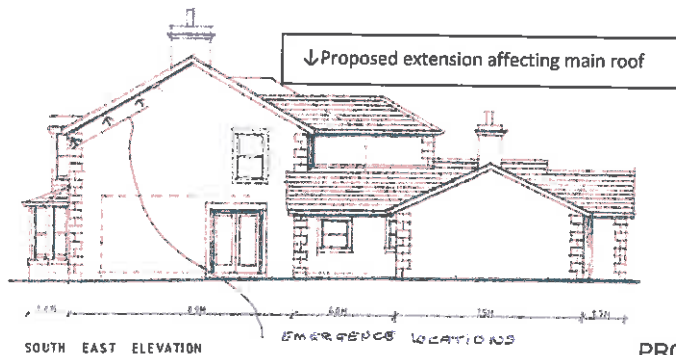
EXISTING ELEVATION

The locality is considered medium to high in foraging and roosting potential, the bats are probably part of a larger meta-population in the locality with bats moving between satellite roosts.

## SCALE OF IMPACT

**Long term- low** there is no loss of existing roost. The use of the building remains as a private dwelling hence no interference impact.

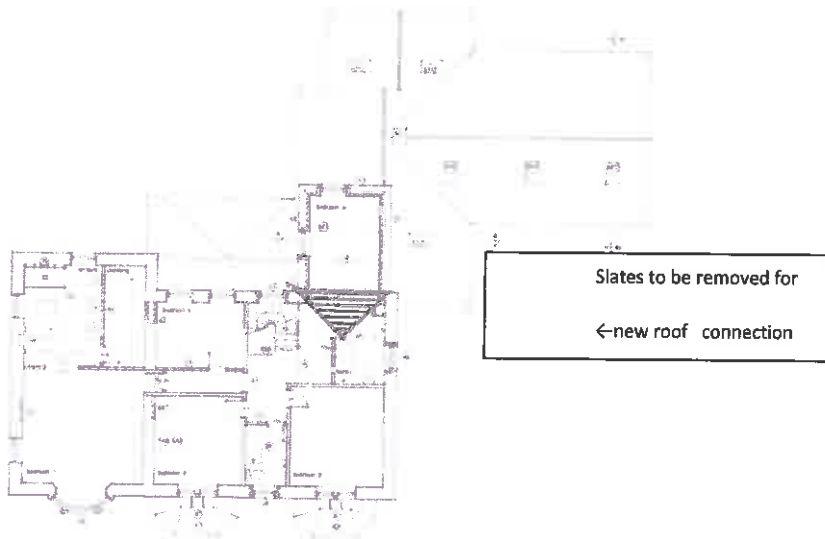
The majority of the development is extension at ground floor level to the North east elevation, there is a small section of first floor extension to the north east elevation which will involve the partial removal of the slates on the rear pitch of the main roof. This work in the **Short term** could potentially be **moderate risk**.



PROPOSED ELEVATION

RISK CATEGORIES:- Taken from -Table 6.1 Bat Mitigation Guidelines ( 2004) p. 37

## Plan showing area of roof affected



## MITIGATION STRATEGY

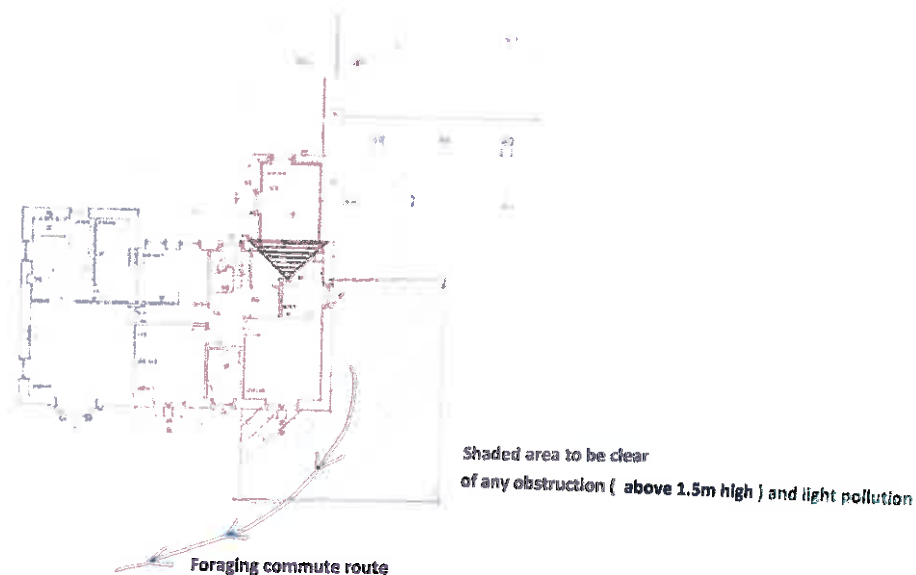
- **Summary of mitigation strategy:** - The proposed work will not result in the loss of the existing summer roost. The existing access points behind the fascia as indicated on the elevations **MUST NOT** be affected by the construction of the new section of the roof.
- **Timing constraint:** **Work must be carried out on the roof during the September – April period when no bats are present.**
- **No modification to the design was necessary due to the location of the access points and the position of the extension. The existing access points will not be disturbed.**
- **Licensed ecologist/bat worker to inspect the affected roof space prior to commencement of slate removal. If in the event any hibernating bats are found, work must not commence until a mitigation License has been issued from Natural England .**
- **All Contractors to have a pre -commencement induction on bat presence and their legal responsibilities (to European protected species) during the contract, by a Licensed ecologist.**
- **Provision of a copy of the method statement to be kept on site at all times.**

- Once the work commences the slates should be removed carefully by hand , if any Bats are exposed work should stop immediately and Natural England the Licensed Bat worker contacted to remove the bats from the site and care for them until it is safe to return the bats to the roof space.
- The work to the roof must be completed before the end of April so as to ensure the summer roost is available and has obstruction free access for the returning bats.
- The new construction and alteration works are located to the rear of the house, the majority being at single storey level. The noise and disturbance levels will be minimal to the location of the roost.

The contractor must ensure that once the works to the roof have been completed ( before the end of April ) that during the remainder of the contract no plant machinery , scaffolding or any other obstruction above 1.5m high must be located in the shaded area. Site lighting in this area must also be prohibited.

Reason: To maintain free access to summer roost for returning Bats.

Shaded area, indicated below to be obstruction free from end of April 2015 until the contract is completed.



## **CONTACTS**

### **Natural England**

Block B, Government Buildings, Whittington Road

Worcester

WR5 2LQ

[Emailenquiries@naturalengland.org.uk](mailto:Emailenquiries@naturalengland.org.uk)

Telephone **0300 060 3900**

### **Bat Conservation Trust**

5th floor,

Quadrant House,

250 Kennington Lane,

London SE11 5RD

United Kingdom

**Bat Helpline 0845 1300 228**