

# **METHOD STATEMENT European Protected Species (Bats)**

## **Reasonable Avoidance Measures**

**24 Brooklands  
Chipping  
PR3 2QU**

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## BACKGROUND INFORMATION

### Executive summary

This Method Statement supports plans to extend 24 Brooklands as per submitted plans, with a two storey extension being built to the rear of the property in place of an existing conservatory.

Proposed work includes keying new roofing tiles into the existing roof of the main building it is considered unlikely that this work will affect an existing common pipistrelle satellite bat roost.

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'. The Overriding principles behind this method statement are:

*"Avoiding damage to existing roosts is always the preferred option. This involves taking steps to avoid killing, injury or disturbance to bats and damage to or loss of their roosts.*

*The most effective method of avoidance is to carry out the work at an appropriate time of the year when bats are absent.*

*The great majority of roosts are used only seasonally so there is usually some period when bats are not present and works can occur without adverse impacts on bats."*

This Method statement is designed to minimise or remove any potential disturbance to bats; this is most easily achieved through the avoidance of existing roost entrances and appropriate timing of the works

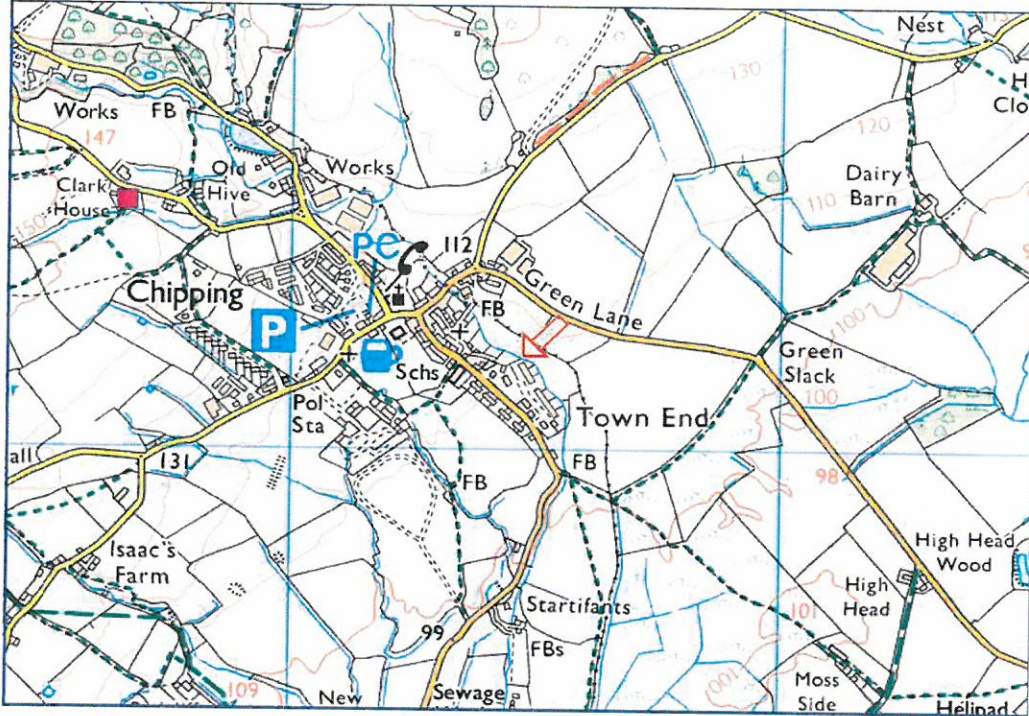
By following the Reasonable Avoidance Measures that follow the development can take place, ensuring the Continued Ecological Functionality of the site, while avoiding a breach of the Habitat Regulations.

An EPS development licence is not required in situations where it can be demonstrated that satisfactory mitigation and enhancement works are sufficient to avoid offences being committed under the Habitat Regulations.

**Site Location**

24 Brooklands. Chipping, PR3 2QU

NGR: SD6247243195



**Full details of proposed works covered by the Method Statement.**

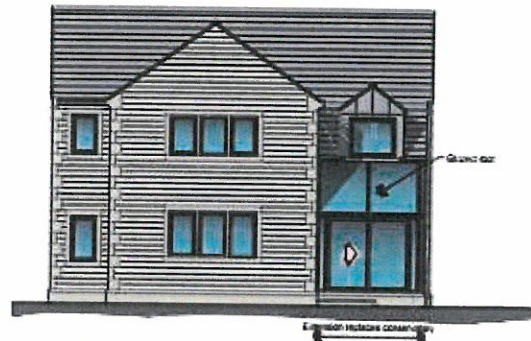
The proposed development works involve a two storey extension being built to the rear of the property in place of an existing conservatory.

Proposed work includes keying new roofing tiles into the existing roof of the main building involving two rows of existing tiles. It is considered unlikely that this work will affect an existing common pipistrelle satellite bat roost.



North east (Rear) Elevation

*Existing elevation*



North east (Rear) Elevation

*Proposed elevation*

## Survey summary and site assessment

Pre-existing information on the bat species present at this site

Bat record data: records were obtained from Magic, East Lancashire Bat Group and from personal communications with experienced members of ELBG. Clients reported seeing bats flying around the property at night. No roosts are recorded within 1km of the site.



The property is located on the rural fringe of the village of Chipping, adjacent to Chipping Brook and its associated deciduous treeline. It can be considered to be in an area of high foraging potential for bats.

### Survey Summary

A visit in February identified two roost entrances - one on the south east and one on the north west elevations of the property. A small amount of droppings consistent with pipistrelle species were observed within the loft space within the south west gable.

Activity surveys were carried out on 11<sup>th</sup> May (dusk), 22<sup>nd</sup> May (dawn) and 1<sup>st</sup> June (dusk). All surveys were carried out in warm, still weather conditions and followed timings recommended in published Bat Survey Guidelines.

Personnel on surveys included: David Anderson, an experienced ecologist and bat researcher with 20 years experience of fieldwork and bat ecology, a founder member of the East Lancashire Bat Group and 'Batworker.co.uk', formerly a Natural History Curator and manager of the East Lancashire Biological Records Centre. (Natural England licence No:2015-15784-CLS-CLS, Conservation, Science and Education) Sharon Anderson, an experienced bat worker.

Bats were identified to species level using a combination of Anabat Walkabout, Anabat Express and Anabat Swift bat detectors. Roost entrances were monitored using video cameras equipped with infrared floodlighting to confirm roost locations and numbers of bats using the property.

2017 has proven to be a warm year with bats forming maternity colonies early in the season and bat births being recorded earlier than usual.

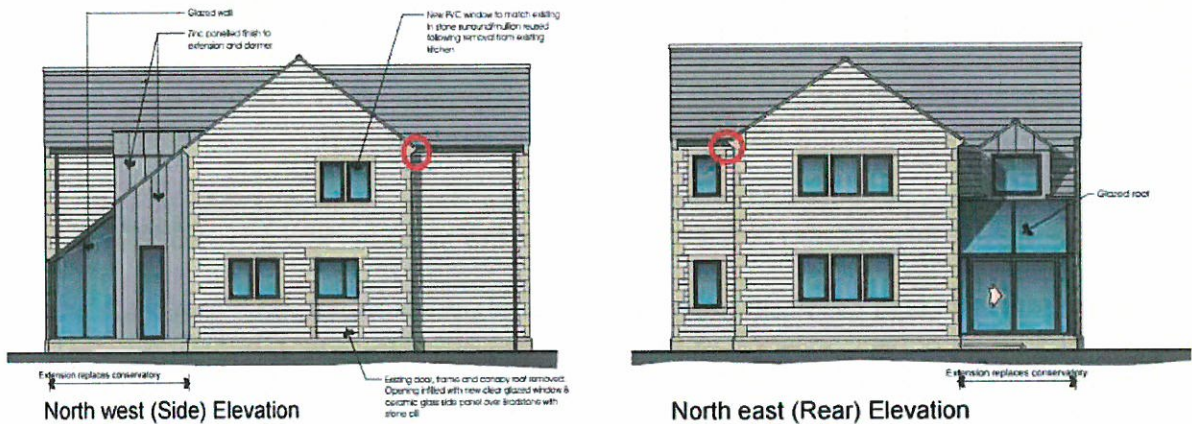
Numbers of common pipistrelle observed using the property have remained low throughout the survey period, it is estimated that the roost is circa 15 – 20 bats.

This is consistent with the roost being a satellite of non breeding bats to a larger maternity roost likely to be using St Mary's Church based on observations of bat movements recorded during surveys.



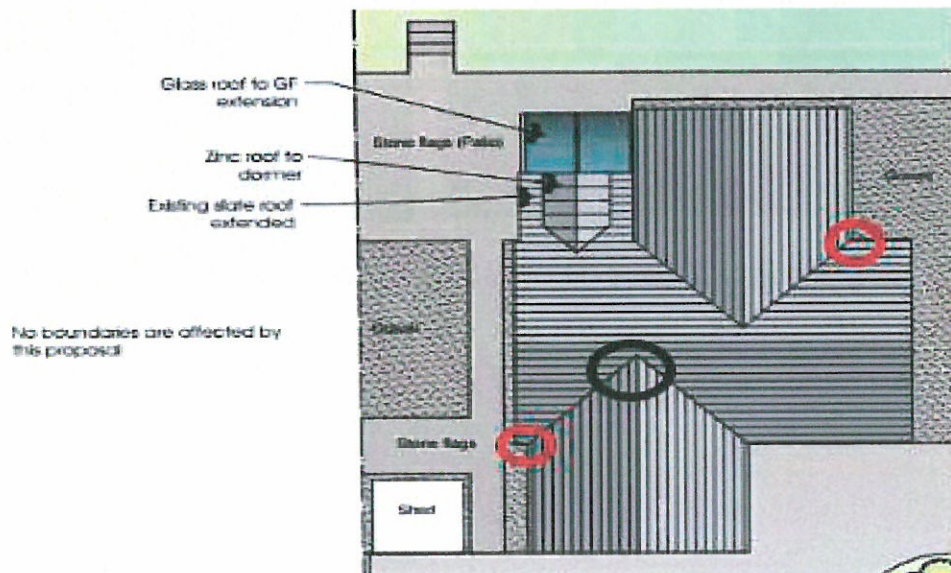
*Location of roost entrance south east elevation    Bat droppings in South West Gable*

## Interpretation of results



### *Proposed works showing location of roost entrances.*

The proposed development will have no effect on existing roost entrances which are located on the northwest and southwest elevations. Work will take place well away from roost entrances.



### *Proposed development in relation to roost entrances (red circles) and roost location (black circle)*

The roof of the new extension will be keyed into the existing roof tiles, involving the removal of two rows of tiles. This work will take place away from the location of both the roost and roost entrances. With timing of works there is no reason to expect disturbance of bats to take place.

## **Impact Assessment**

Short-term impacts: disturbance

Low risk; no bats have been observed using the effected area of roofing that is part of proposed work. Bat roosting takes place at the opposite gable of the property. No risk to roost entrances is likely as a result of proposed works.

Long-term impacts:

Roost loss: No impact on a local bat population. The destruction of a bat roost at the property is highly unlikely. The client is happy to retain the roost in the long term.

Long-term impacts:

Fragmentation and isolation: minimal, the impact of the proposed development on local bat species will be insignificant.

Predicted scale of impact

No loss of roosting sites of a common and relatively widespread species.

## **Method Statement**

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'.

The Method statement is designed to minimise or remove any potential disturbance to roosting bats; this is most easily achieved through appropriate timing of the works.

### **Timing of works.**

Work to existing roofing, specifically the removal of rows of roof tiles to facilitate keying in of the extension roof should take place from September 1<sup>st</sup> onwards. A visit by the batworker prior to roofing works commencing will confirm absence of bats in the affected area.

**Scaffolding should avoid areas identified within this document as roost entrances.**

**No work should commence without contractors receiving a toolbox talk.**

All contractors and project managers should be made aware of the legal protection afforded all species of bats in the UK and procedures should be in place to mitigate for the potential impact on bats before any building work is undertaken.

**A copy of the Method Statement should be available to site / project managers in advance of any works being carried out.**

The existence of a Method Statement helps to establish a defence against prosecution for intentional (WCA), deliberate (Habitat Regulations.) or reckless (WCA) disturbance of bats or damage to roosts. A Method Statement is normally required by the local planning authority to ensure that procedures are in place before the development works are carried out.

**All work should take place under the supervision of the ecologist.**

**No post development monitoring is considered necessary.**

### **Accidental exposure of bats - EMERGENCY ADVICE**

In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation and recover any bats / safely remove them from site.