

METHOD STATEMENT
European Protected Species (Bats)

Reasonable Avoidance Measures

**Fish House,
Farm Fish House Lane,
Chipping PR3 2GQ**

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BACKGROUND INFORMATION

Executive summary

This Method Statement supports plans to develop Fish House Farm, Fish House Lane, Chipping, PR3 2GQ. Proposed work includes converting existing buildings for residential use.

An EPS development licence and suitable mitigation will be required to cover work proposed for barn B which was identified as having a small maternity roost of brown long eared bats located behind a section of ripped underfelt at the western end of the barn.

For the remaining barn (A) on site it is proposed that a method statement and appropriate timing of works will provide reasonable avoidance measures.

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."

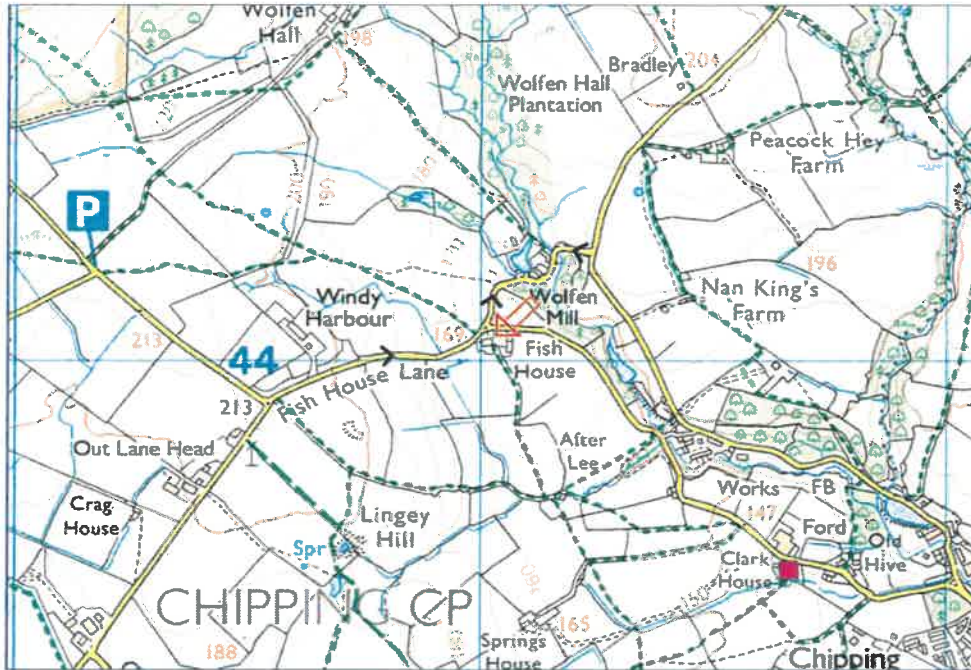
This Method statement is designed to minimise or remove any potential disturbance to bats; this is most easily achieved through the avoidance of existing roost entrances and appropriate timing of the works.

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.

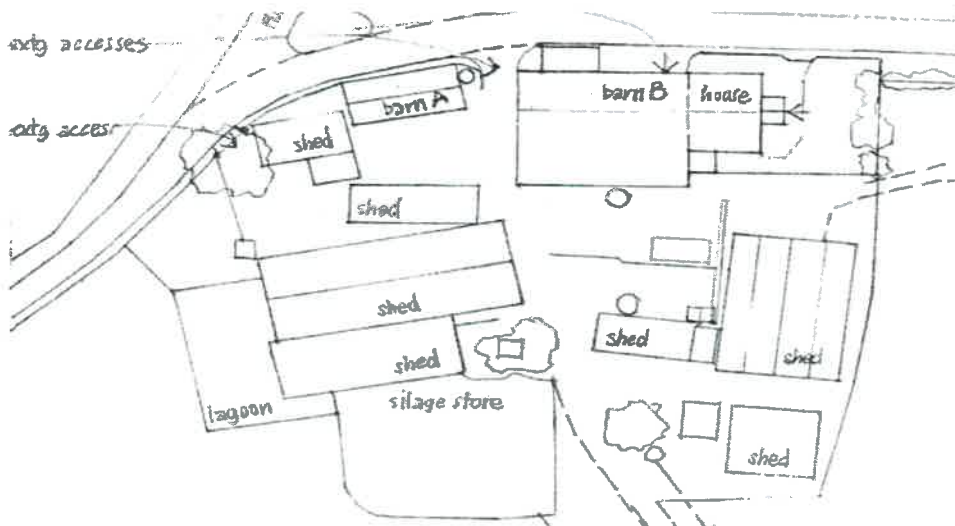
An EPS development licence (for proposed work to barn A) is not required in situations where it can be demonstrated that satisfactory mitigation and enhancement works are sufficient to avoid offences being committed under the Habitat Regulations.

Site Location

Fish House Farm, Fish House Lane, Chipping, PR3 2GQ
NGR: SD6104244060



Full details of proposed works covered by the Method Statement.



The property consists of a farmhouse with adjoining barn (B) and a separate barn (A) to the west. Planning permission has been granted for conversion of the barns for residential use.

Survey Summary

A preliminary roost assessment carried out by EED in October 2016 identified both barns as having moderate potential for roosting bats.

Activity surveys were carried out on 15th August 2018, 30^h August, and 26th September 2018 in warm, still weather conditions and followed timings recommended in published Bat Survey Guidelines. Surveys were supplemented by use of static bat detectors to monitor bat activity from 15th August to 29th August 2018 and 4th September to 18th September.

Personnel on surveys included: David Anderson, an experienced ecologist and bat researcher with 25 years experience of fieldwork and bat ecology, a founder member of the East Lancashire Bat Group and 'Batworker.com', 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 and Elekon Batlogger M bat detectors. Roost entrances were monitored using video cameras equipped with infrared floodlighting to confirm roost locations and numbers of bats using the property.

On the first two surveys a small roost, circa 20 individuals, of brown long eared bats were observed emerging from behind ripped underfelt at the western end of barn B. No other roost entrances, bat activity consistent with roosting bats or bat emergences, and no droppings/feeding remains were recorded at any other point around the property.

Interpretation of results

Barn B is host to a maternity roost of brown long eared bats which utilise ripped underfelt to provide roosting opportunity. An EPS licence and suitable mitigation will be required to proceed with the development of the barn.

No other bat emergence or returns to roosts on or in other buildings was observed. No evidence of use by bats in Barn A was recorded however it is considered that reasonable avoidance measures provide a measured approach to developing the property.

Impact Assessment

Short-term impacts: disturbance

Low risk; Bat roosting takes place within barn B only and this will be covered by an EPS licence application with suitable mitigation. No bats have been observed using other buildings on site that are part of proposed work.

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 and is positive about conservation aims stated within this document.

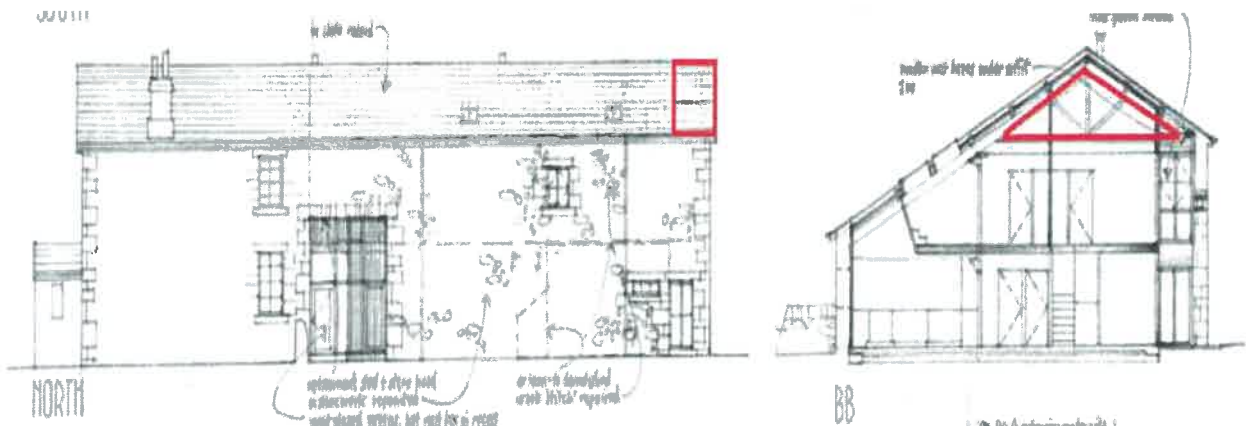
Long-term impacts:

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.

Suggested Mitigation



It is proposed to recreate roost access to barn B post development by way of installation of a bat loft within the western gable. The loft will use Type 1F bituminous underfelt in line with recommendations. Access to the bat loft will be via four bat access tiles. Work on barn six will take place under an EPS development licence.

Method Statement for work to Barn A

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 the roof should take place from 1st October to March 31st on days with a temperature of +5c. A visit by the batworker prior to works commencing will confirm absence of bats in the affected areas.

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.

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

No post development monitoring, with the exception of mitigation work in relation to EPS licencing of barn B, is considered necessary.

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.

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.

