

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

**Reasonable Avoidance Measures**

**Wolfen Lodge,  
Fish House Lane,  
Chipping,  
PR3 2GR**

**29.11.2018**

**Report prepared by:  
Dave Anderson  
Batworker.co.uk  
[dave@batworker.co.uk](mailto:dave@batworker.co.uk)  
07894 338290**

## BACKGROUND INFORMATION

### Executive summary

This Method Statement supports plans for proposed alterations to Wolfen Lodge Fish House Lane, Chipping, PR3 2GR.

Proposed alterations include extending an existing garden room on the west elevation towards the south gable end with some re-roofing to adjust the pitch of the existing slate roof and modifications to the existing roof verge and fascias.

Proposed work is considered unlikely to affect existing common and soprano pipistrelle maternity bat roosts with suitable mitigation and timing of works (outwith May to September).

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.

If work is proposed during bat maternity season ( May to September) work would have to be carried out under an EPS development licence. A mitigation plan consisting of timing of works and creation of new roosts recreating existing use, as part of roofing work proposed with access slates included within the design to maintain access to the roof space by roosting bats would be required.

## Site Location

Wolfen Lodge, Fish House Lane, Chipping, PR3 2GR  
NGR: SD6104844252



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

Proposed alterations include extending an existing garden room on the west elevation towards the south gable end with some re-roofing to adjust the pitch of the existing slate roof and modifications to the existing roof verge and fascias.

Proposed work is considered unlikely to affect existing common and soprano pipistrelle maternity bat roosts with suitable mitigation and timing of works.

## Survey summary and site assessment

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

Bat record data: records were obtained from Magic, the East Lancashire Bat Group and the surveyor's own records. Records of Natterer's and Brown Long Eared bat maternity roosts exist within 1km of the site.



The property is located in a rural position directly adjacent to Wolfen Hall Plantation, an area of deciduous woodland that provides good connectivity to the wider landscape .

## Survey Summary

A preliminary visit in June 2017 by EED (EPS – Daylight scoping and dusk emergence survey: Wolfen Lodge, Fish House Lane, Chipping. 13<sup>th</sup> June 2017 EED) identified bats using the roof spaces of the property,

*“Roosting bats were clearly audible (vocalising) beneath front elevation fascia boards from 21.10.*

*First emergence was noted at 21.27 when common pipistrelles (*Pipistrellus pipistrellus*) began emerging from the chimney area; this continued until 22.17 during which time a number of soprano pipistrelles (*Pipistrellus pygmaeus*) emerged from beneath the front fascia boards. A total count of 92 bats was recorded (a ratio of roughly 2:1 soprano: common pipistrelles); these were all considered to be roosting females, possibly indicating two distinct nursery areas.*

*A common pipistrelle emerged from beneath the fascia on the front porch at 22.16; a solitary male was then heard foraging and calling (lekking) around the house and front garden for the remainder of the survey.*

*No bats were seen emerging from the rear / side elevations of the property and no swarming activity was noted.”* - EED Report, Survey Results.

*“There are roosting pipistrelle bats within various parts of the property; emergence by 93 bats from the roof slope and verges on the front (east) elevation indicate the presence of a common pipistrelle maternity roost and possibly a small roost of soprano pipistrelles. Bats at this time of the year (early June) are preparing to give birth to their young (Parturition). This type of roost is highly seasonal in nature usually between May and August. By September the colony begins to disperse prior to winter hibernation when almost all of the bats will have disappeared from the roost.”* - EED Report, Evaluation of Survey Results

A follow up daytime survey on 23<sup>rd</sup> October 2018 identified areas of scattered pipistrelle droppings, and droppings adhering to wall surfaces that were consistent with areas identified as being used by roosting bats in earlier EED surveys.



*Bat roost locations identified during surveys on frontage (North) of property.*

## **Interpretation of results**

The proposed development will have no effect on existing roost entrances which are located in the chimney areas and on the frontage of the property behind fascia boarding. Work will take place well away from these roost entrances.

It is suggested that installation of bat tiles is used as a method to enhance access to an existing roost. With suitable timing of works there is no reason to expect disturbance of bats to take place. The most effective method of avoiding disturbance to breeding bats by the development is to carry out the alterations and roofing works between September and mid-November or during March and April when roosting bats are least likely to be vulnerable to disturbance. Reference: NE / BCT – Bat mitigation Guidelines (2004).

Removal of existing fascias, roof slates and underlays on the rear (west) elevation should be undertaken outwith the critical period (May to August). The optimal time for roofing works is during the Autumn and Spring.

Removal of all roof materials should be done with care and awareness that solitary roosting bats may be disturbed. In the unlikely event of bats being exposed, work in that part of the building must stop immediately and the site evaluated by a licensed ecologist / bat worker.

There is unlikely to be any risk of disturbance to bats on the side (south) gable end wall.

## **Impact Assessment**

Short-term impacts: disturbance

Low risk: No risk to roost entrances is likely as a result of proposed works. Use of bat tiles will enhance access to existing roost features.

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 existing roosts 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 should take place outwith bat maternity season (May to September) and following a visit by the bat worker to confirm absence of bats.**

**Removal of slates, roofing felts and timber fascia boards should be carried out with considerable care by hand to avoid crushing any small roosting bats that may be present.**

**Removal of timber fascias or repair to the roof verges requires extreme caution to avoid blocking access points for bats or causing injury to roosting bats.**

**Gaps should be no more than 25mm wide to discourage access by nesting birds whilst providing entry for small crevice-roosting bats such as the pipistrelles.**

**Type 1F Roofing Felt should be used where a breathable membrane is to be fitted.**

**Bat access slates are required on the new roof slopes as follows:**

4 No. slates to be located on roof of new garden room on rear elevation.

It is quite possible for contractors to make their own access slates; this involves producing a discreet access cowl from lead.

**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.**

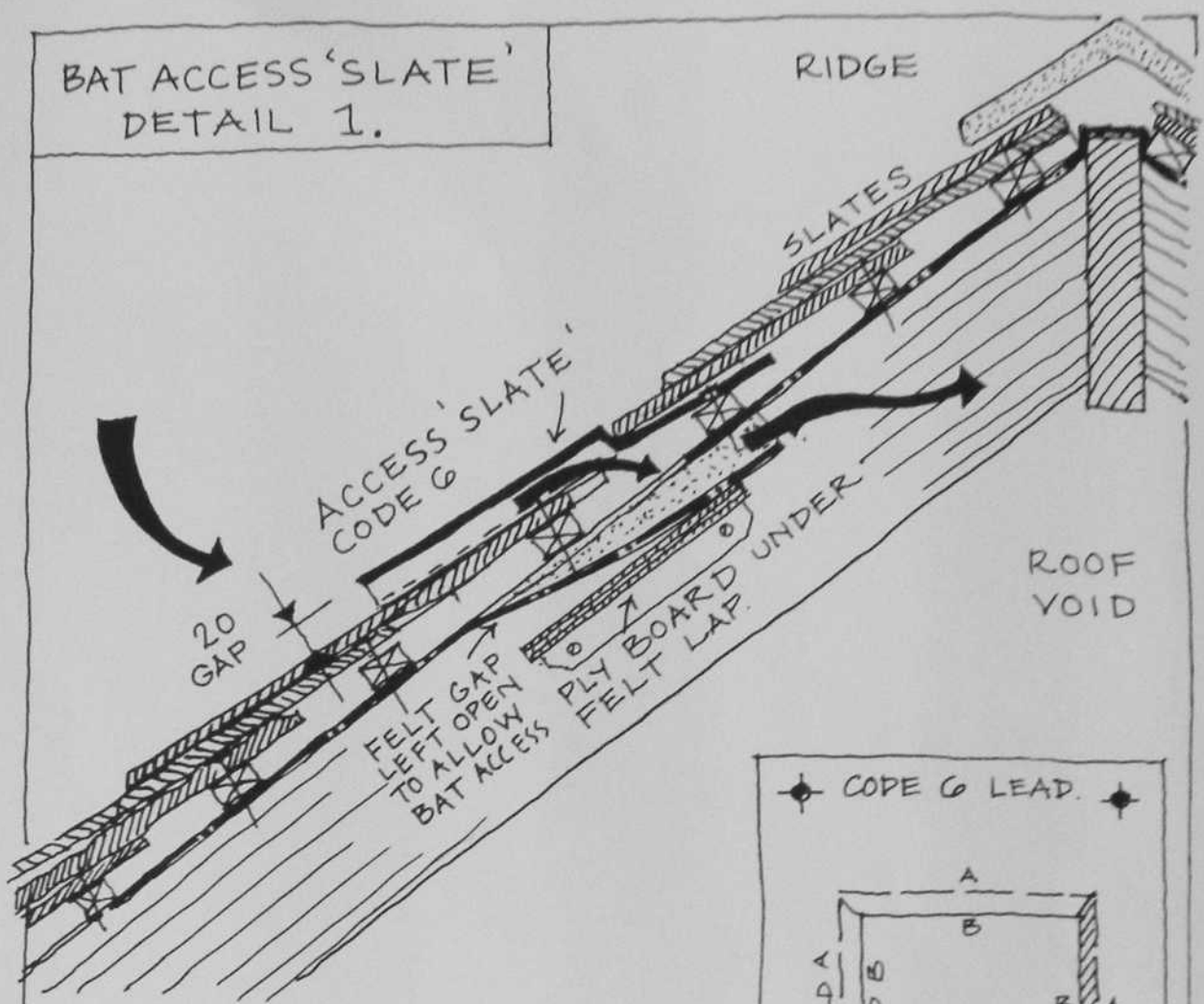
## **Accidental exposure of bats - EMERGENCY ADVICE**

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.

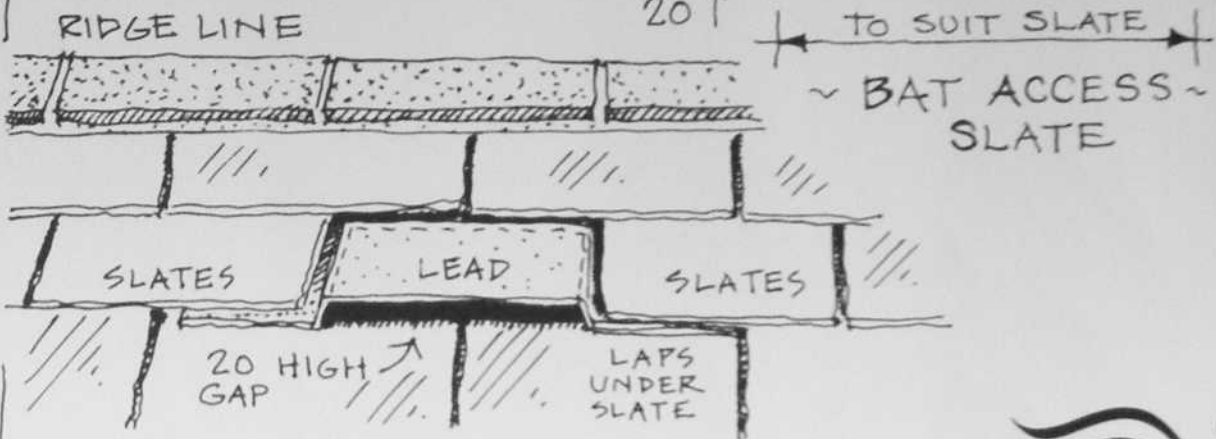
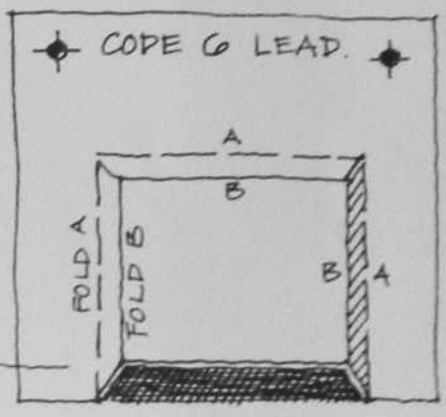
Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation and recover any bats / safely remove them from site.



BAT ACCESS 'SLATE'  
DETAIL 1.



~ SECTION THROUGH ~  
ROOF



~ BAT SLATE BUILT INTO SLOPE ~

