

METHOD STATEMENT
European Protected Species (Bats)

Reasonable Avoidance and Mitigation Measures

**Painley Farm,
Knot Lane,
Newsholme
Gisburn
BB7 4JF**

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Report prepared by:
Dave Anderson
Batworker.com
dave@batworker.com
07894 338290

BACKGROUND INFORMATION

Executive summary

This Method Statement supports plans to demolish the existing former kennels at Painley Farm and replace with a single storey stone built stables.

A preliminary roost assessment, and an emergence survey on the 15th July 2019 have identified no current or historic evidence of roosting bats. However it is proposed to create two bat lofts within the new stables to recreate biodiversity enhancements as part of an EPS development licence covering the site.

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'.

This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures included in this document the work can take place, ensuring the Continued Ecological Functionality of the site, while avoiding any further breach of the Habitat Regulations.

Survey Summary

Previous survey work to support an EPS licence application with regard to the development of Painley Farm identified no bats using the kennels for roosting. Followup scoping and activity surveys confirmed the building is not being used by roosting bats, potentially as a result of security lighting which is being used during construction of the main house.



An emergence survey on 15th July 2019 identified only a low level of soprano pipistrelle activity in the area of the property, and no bats were observed emerging from the kennels building.

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.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 surveyor.

Interpretation of results

No evidence of usage by bats was recorded and no emergence from the property was observed.

Given the present levels of security lighting it is likely that bat activity is suppressed while development works is ongoing.

The former kennels were proposed to house two bat lofts, created by undrawing the northern and southern bays to create 3m x 5m x 1.5m bat lofts. Access to the loft to be via four bat access tiles per loft, two each on the eastern and western roof aspect. Four 15mm x 100mm gaps in pointing to the ridge tiles to each loft to allow access to below the ridge tiles. Type 1F bituminous roofing felt to be used during initial re-roofing.

It is proposed that these bat lofts will be incorporated into the new stable block to provide the necessary compensatory biodiversity enhancement.

Impact Assessment

Short-term impacts: disturbance

Low risk: Further roof works and roost creation should be supervised by the bat licence holder .

Long-term impacts:

Roost loss: No impact on a local bat population. The destruction of a bat roost at the property is highly unlikely to impact on the local bat population due to plans to retain potential roost features within the new building. 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.

Timing of works.

A visit by the batworker prior to works commencing will confirm absence of bats in the affected area and roofing works should be supervised to avoid disturbance.

Roofing felt must be Type 1F. This will be confirmed during supervised works.

Installation of four bat tiles allowing access into each bat loft.

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.

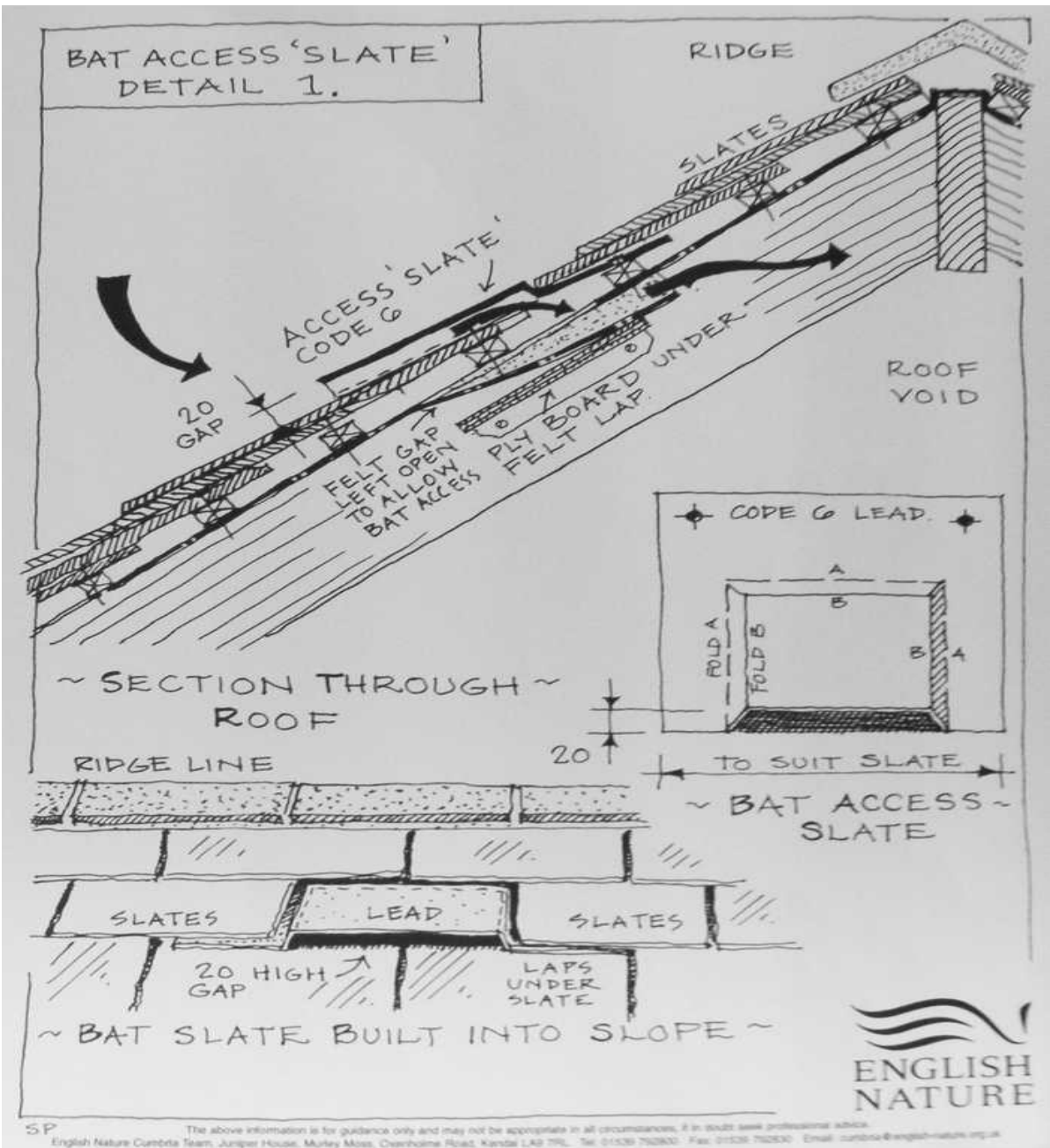
The existence of a Method Statement helps to establish a defence against prosecution for intentional (WCA), deliberate (Habitat Regulations.) or reckless (WCA) disturbance of bats or damage to roosts. A Method Statement is normally required by the local planning authority to ensure that procedures are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

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

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.



SP The above information is for guidance only and may not be appropriate in all circumstances, if in doubt seek professional advice.
 English Nature Cumbria Team, Juniper House, Murley Moss, Overholme Road, Kendal LA9 7PL. Tel: 01524 762800. Fax: 01524 762830. Email: cumbria@english-nature.org.uk