

METHOD STATEMENT
European Protected Species (Bats)

Reasonable Avoidance Measures

**The Old Vicarage,
Shire Lane,
Hurst Green,
Clitheroe BB7 9QR**

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BACKGROUND INFORMATION

Executive summary

This Method Statement supports plans for repairs to roofing at The Old Vicarage, Shire Lane, Hurst Green, Clitheroe, BB7 9QR.

Proposed work is considered unlikely to affect an existing pipistrelle sp bat roost with suitable mitigation and timing of works.

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, however, full re-roofing works are to be carried out this would have to be carried out under an EPS development licence supported by further survey effort. A mitigation plan, consisting of creation of replacement roosts recreating existing use, as part of re-roofing is proposed with access slates included within the design to maintain access to the roof space by roosting bats.

Site Location

The Old Vicarage Shire Lane Hurst Green Clitheroe BB7 9QR

NGR: SD6817737863



Full details of proposed works covered by the Method Statement.

The proposed development works involve repairs to roofing, chimneys and rainwater goods. Proposed work is considered unlikely to affect an existing pipistrelle sp bat roost 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, and the surveyor's own records. A common pipistrelle roost is recorded within 1km of the site.



The property is located on the edge of Hurst Green, adjacent to woodland associated with dean Brook with mature tree cover providing connectivity to ancient woodland to the south. It can be considered to be in an area of high foraging potential for bats.

Survey Summary



Location of droppings within loft

A preliminary visit on 25th November identified a low number of scattered pipistrelle sp droppings scattered in the southern loft of the property. Droppings were consistent with a small number of bats flying within the southern loft space and concentrated in the area of the. Due to the timing of the survey late in the season no further survey work was deemed appropriate, however evidence observed ruled out any potential for a maternity roost within the property and the roost has at this stage been identified as a low conservation value non breeding roost of a common species.

It is proposed that further survey work will be carried out in 2020 to support any necessary EPS licence application should full re-roofing works need to take place.

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).

Interpretation of results

The proposed repairs are expected to cause no disturbance to bats if carried out between October and March, a time when bats can reasonably be expected to be hibernating elsewhere. Based on the number and pattern of droppings in the roof space the roost is a non breeding and low conservation value roost of a common species.

It is suggested that installation of bat tiles is used as a method to maintain and enhance access to an existing roost feature in the southern loft. It is recommended that Type 1F hessian backed bituminous roofing felt should be used throughout the roof space given the presence of bats. With work being carried out under supervision and timing of works there is no reason to expect disturbance of bats to take place.

Should works need to be carried out between April and October further survey work to support an EPS development licence is proposed. The mitigation proposed within this document, and retention of the roost, is considered sufficient to support such a licence application.

Impact Assessment

Short-term impacts: disturbance

Low risk: No risk to roost entrances is likely as a result of proposed works. Use of bat slates will maintain 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 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.

Repair work to existing roofing should take place between October and April. A visit by the batworker prior to roofing works commencing will confirm absence of bats in the affected area.

Type 1F Hessian Backed Bituminous Roofing Felt should be used throughout the roof space given the presence of bats.

4 Bat Access Slates should be installed in the southern roof section to enable continuity of access to an existing roost feature. Bat slates should be fitted under supervision of the bat licence holder.

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.

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.

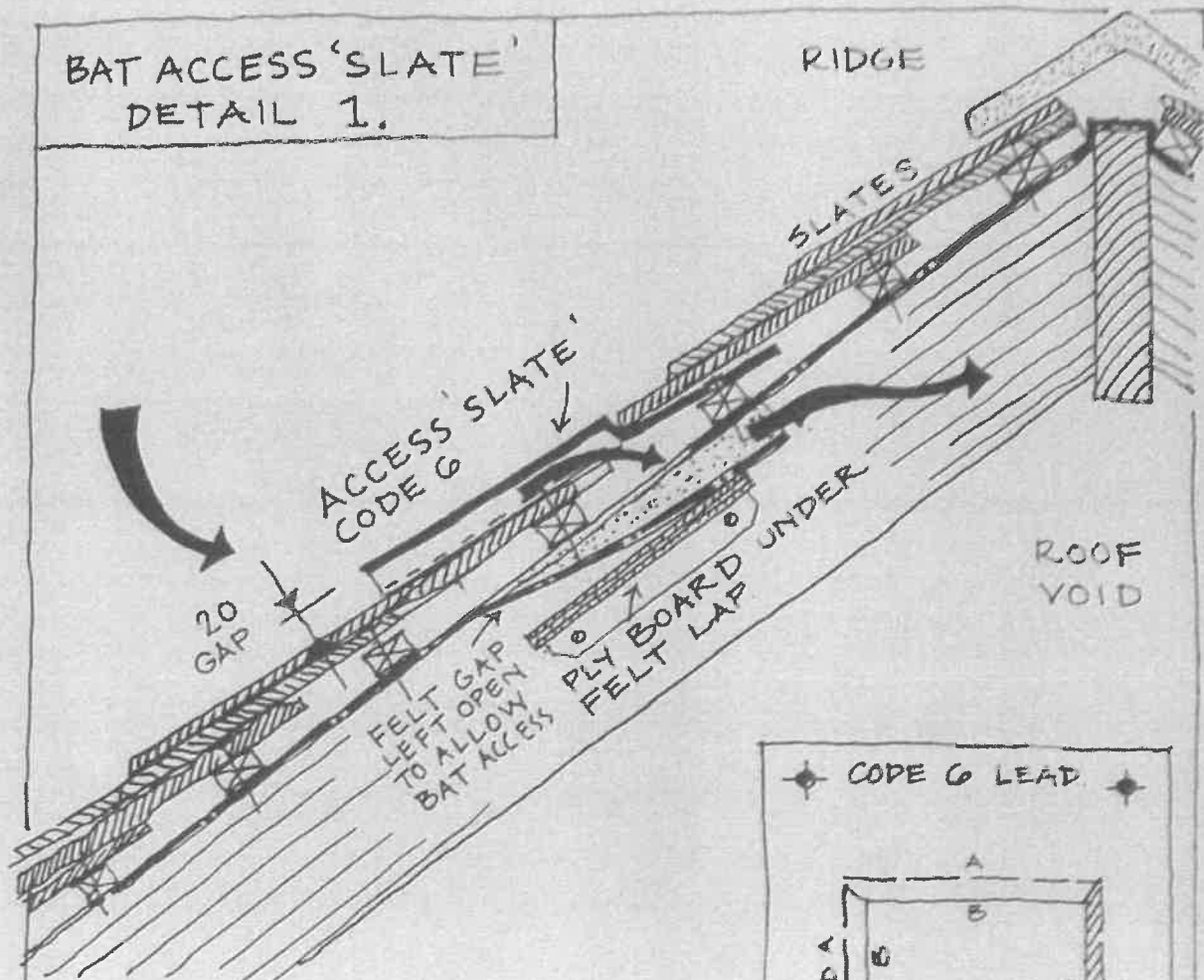
Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation and recover any bats / safely remove them from site.

Bat Access Slates

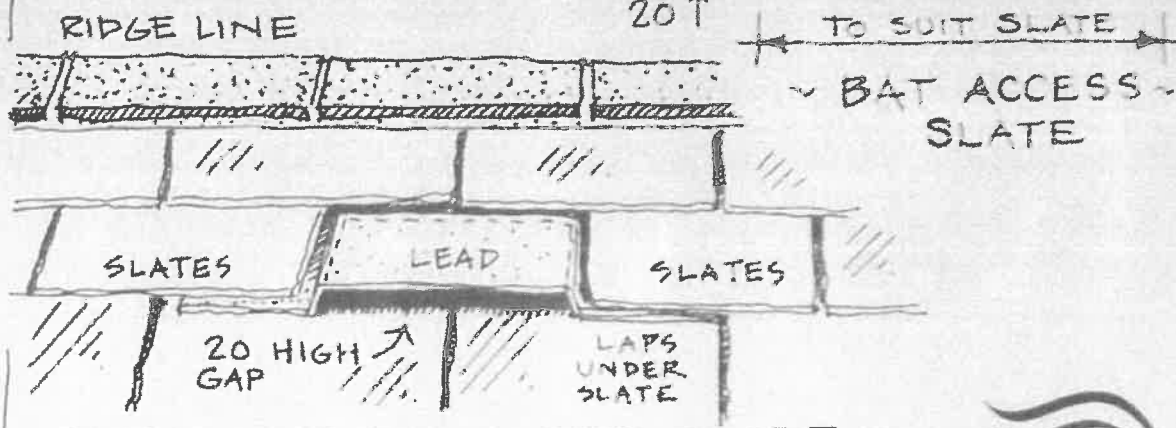
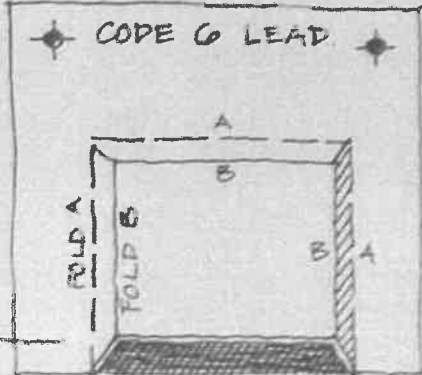


Location of bat access slates marked in red

BAT ACCESS 'SLATE'
DETAIL 1.



~ SECTION THROUGH ~
ROOF



~ BAT SLATE BUILT INTO SLOPE ~



SP The above information is for guidance only and may not be appropriate in all circumstances. For further professional advice contact English Nature Compliance Team, Juniper House, Murrey Close, Clevepool Road, Kendal LA9 7RQ. Tel: 01524 752830 Fax: 01524 752832 Email: compliance@english-nature.gov.uk

