

METHOD STATEMENT
European Protected Species (Bats)

Reasonable Avoidance Measures

**Talbot Bridge Cottage,
Talbot Bridge,
Bashall Eaves,
Clitheroe,
BB7 3NA**

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BACKGROUND INFORMATION

Executive summary

This Method Statement supports proposed plans for a first floor extension to Talbot Bridge Cottage, Talbot Bridge, Bashall Eaves, Clitheroe, BB7 3NA

Proposed work includes keying into the existing roof of the main building, it is considered unlikely that this work will affect an existing small non breeding common pipistrelle 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

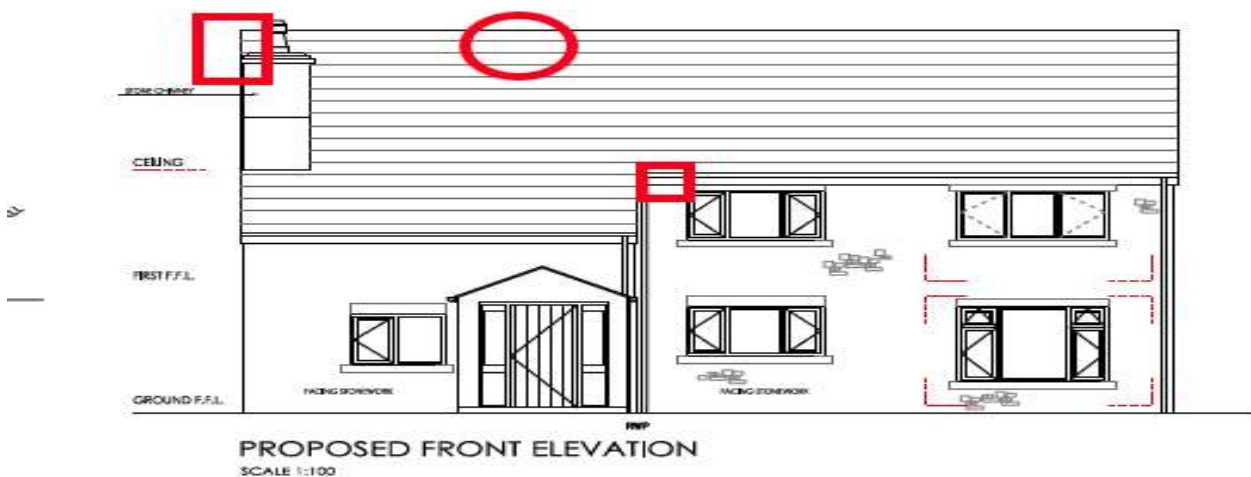
Talbot Bridge Cottage, Talbot Bridge, Bashall Eaves, Clitheroe, BB7 3NA
NGR: SD7008444271



Full details of proposed works covered by the Method Statement.

The proposed development works involve the conversion of an existing single storey extension to form a new first floor extension.

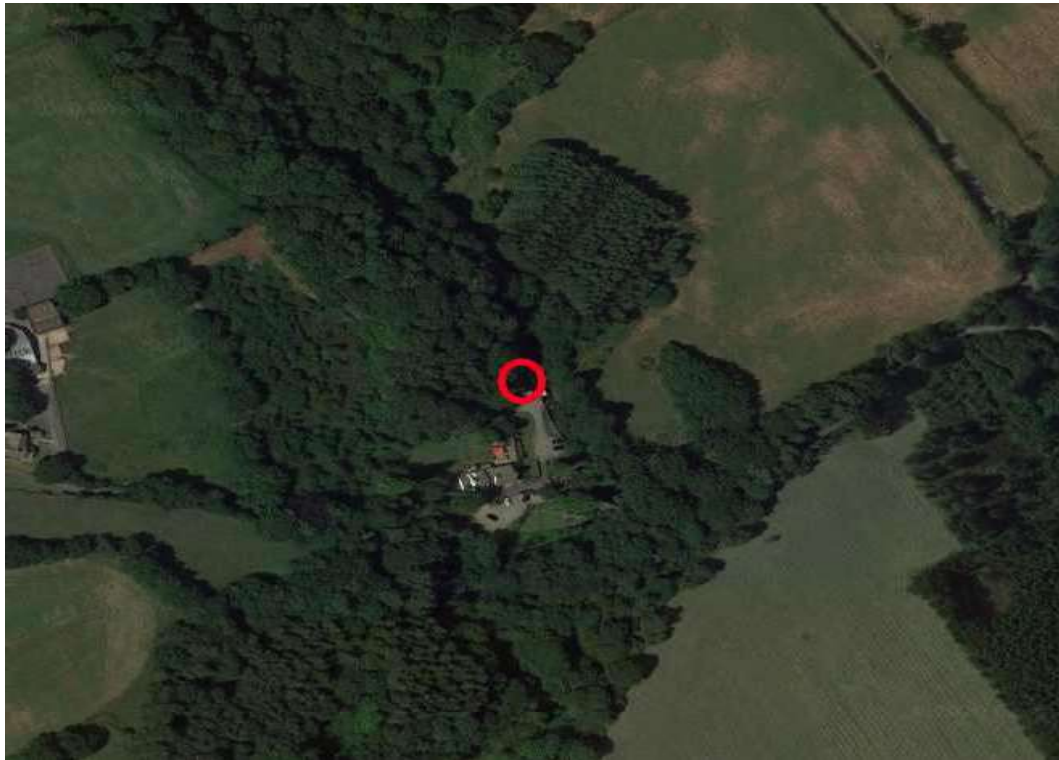
Proposed work includes keying new roofing tiles into the existing roof of the main building it is considered unlikely that this work will affect an existing small non breeding common pipistrelle bat roost.



Proposed work including location of bat roosts (red circle) and roost entrances (red squares)

Survey summary and site assessment

Pre-existing information on the bat species present at this site. Bat record data: records were obtained from Magic.gov.uk and the East Lancashire Bat Group. No records of bat roosts or EPS licence applications were held within 1km of the site.



The property is located within an area of ancient woodland and semi natural deciduous woodland cover associated with Moor Piece, a Lancashire Wildlife Trust nature reserve. It can be considered to be in an area of high foraging potential for bats.

Survey Summary

An initial scoping survey visit on 30th July 2020 identified bats using the loft space of the property, with evidence of a small number of bat droppings located below the ridge in the western half of the loft.

An activity survey was carried out on 30th July 2020 in warm, still weather conditions (17c, clear sky, no wind) and followed timings recommended in published Bat Survey Guidelines (start:20.50, Sunset 21.10, Finish: 22.40).

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) Martha Anderson, an experienced bat worker.

Bats were identified to species level using a combination of Anabat Walkabout and Anabat Scout full spectrum bat detectors. Roost entrances were monitored using a Canon XA25 video camera equipped with infrared floodlighting to confirm roost locations and numbers of bats using the property.

A small number of bats, 16 common pipistrelle, were recorded emerging from the western gable of the property, three common pipistrelle were observed to emerge from behind fascia boarding to the west of the first floor window on the frontage. A small number of bat droppings were observed adhering to the wall.

No other suitable roost entrances or bat emergences were recorded and no droppings were recorded at any other point around the property. The existence of external garden lighting is considered to be a restricting factor in use of the building by bats, with pipistrelles preferring the darker, non illuminated western gable for emergence.

Interpretation of results

The proposed development will have no effect on an existing roost entrance which is located on the west gable of the property. Work will take place well away from roost entrances.

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 the location of proposed work. Bat roosting takes place around the ridge of the western roof section 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.

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.

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 1st 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.

The gap behind fascia boarding on the frontage should be protected during proposed works and maintained to ensure the continuing functionality of the roost.

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.

Should roof work be proposed outside the September to April period further survey work will be carried out in order to support a Natural England EPS licence application to allow the work to take place lawfully.

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.