

**Bat Survey Report and Method Statement
European Protected Species (Bats)**

Reasonable Avoidance and Mitigation Measures

**Bradyll House,
Franklin Hill,
Old Langho,
BB6 8HY**

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BACKGROUND INFORMATION

Executive summary

This Method Statement supports proposed plans to carry out works to a detached garage at Bradyll House, Franklin Hill, Old Langho, BB6 8HY as part of proposed plans to extend the existing property.

A preliminary roost assessment on the 11th August 2020 followed by a emergence survey identified current evidence of use of the garage by roosting bats in the form of a small number of scattered droppings observed below the western gable, with bats heard between the roofing breathable membrane and roof tiles.

The emergence survey on the evening of the 11th August 2020 observed 76 common pipistrelle emerging from gaps on the western gable of the garage.

Based on both the number of droppings observed within the garage, and number of bats observed during emergence surveys the roost has been characterised as being a small maternity roost of common pipistrelles. It is considered that survey effort has been sufficient to characterise the roost.

The roost is of medium conservation value and it is proposed to retain the roost post development. As part of proposed re-roofing the modern breathable membrane will be replaced with a more bat friendly Type 1F bituminous roofing felt and access tiles installed within the northern roof section to improve access to the roost.

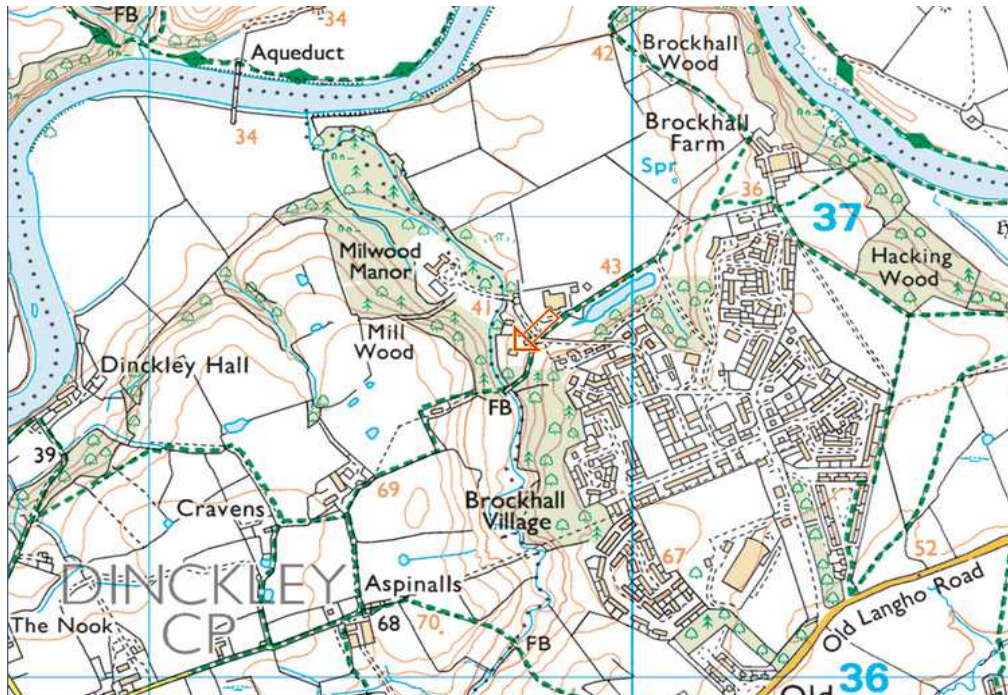
It is proposed that two Greenwood Eco Habitats two crevice boxes will be placed along a hedgerow/treeline to the west of the property to provide a suitable level of compensatory roosts whilst works are carried out.

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, supported by a Natural England EPS mitigation licence.

Site Location

Bradyll House, Franklin Hill, Old Langho, BB6 8HY
NGR: SD6973236724



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 East Lancashire Bat Group. No roosts are recorded within 1km of the site.

The property is located in a semi rural position on the edge of Brockhall Village adjacent to an area of semi natural deciduous woodland that extends to the River Ribble to the north. Connectivity to areas of riparian ancient woodland within the wider landscape is good.

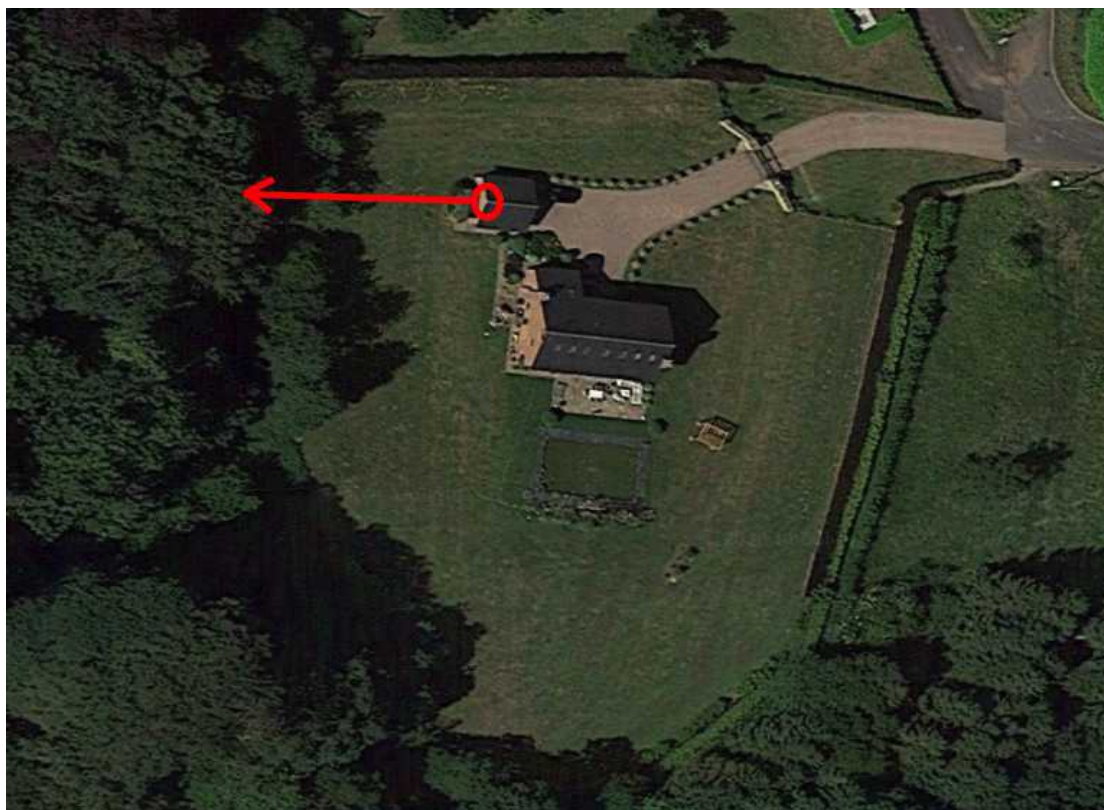
Overall foraging potential for bats can be considered high.

Survey Summary.

A preliminary roost assessment on the 11th August 2020 followed by an emergence survey identified current evidence of use of the garage by roosting bats in the form of a small number of scattered droppings observed below the western gable, with bats heard between the roofing breathable membrane and roof tiles.

The emergence survey on the evening of the 11th August observed 76 common pipistrelle emerging from gaps on the western gable of the garage.

Based on both the number of droppings observed within the garage, and number of bats observed during emergence surveys the roost has been characterised as being a small maternity roost of common pipistrelles. It is considered that survey effort has been sufficient to characterise the roost.



Red circle indicates position of roost. Red line indicates direction of emergence.

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 Anabat Scout full spectrum bat detectors. Species identification was carried out using Anabat Insight software post survey. Surveys were supplemented with use of a Canon XA25 video camera set to 'nightshot' with infrared flood and spot illumination.

Interpretation of results

Based on both the number of droppings observed within the garage, and number of bats observed during the initial emergence survey the roost has been characterised as being a small maternity roost of common pipistrelle bats, which are typically easily identified at any time of year.

Survey effort is considered of a level to provide data to characterise the roost type of the building and inform suitable mitigation. The roost is of a common bat species and of medium conservation value, and mitigation in the form of timing of works, compensatory bat boxes during works and reinstatement of the roost as part of the proposed development is an appropriate approach to roost compensation commensurate with that expected by Natural England for the purposes of licencing.

Current Natural England guidance on “Protected species licences: when to include a reasoned statement with your application”

(<https://www.gov.uk/government/publications/reasoned-statement-to-support-a-mitigation-licence-application/protected-species-licences-when-to-include-a-reasoned-statement-with-your-application>) states - you don't need to include a reasoned statement where bats and their roosts will be affected by: housing developments of less than 1 hectare, including: existing buildings and associated structures that may need to be demolished before redevelopment takes place (whether domestic dwellings or other types of buildings).

Further activity surveys are planned to support a Natural England EPS development licence.

Impact Assessment

Short-term impacts: disturbance

Low risk: Roof work will be carried out from October – April, when bats can be expected to have moved roost. Roof stripping will be undertaken by hand and under supervision following installation of temporary compensatory roost boxes.

Long-term impacts:

Roost loss: No impact on a local bat population. The client is happy to retain the bat roost at the property post development and improvement in the form of replacing the current modern breathable membrane with a more appropriate Type 1F roofing felt is highly unlikely to impact on the local bat population.

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.

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.

No work should commence without contractors receiving a toolbox talk.

All contractors will be made aware of the legal protection afforded all species of bats in the UK and procedures will be in place to mitigate for the potential impact on bats before any building work is undertaken.

Compensatory bat boxes (2 Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing and will be used to house any bats found during works.

Timing of works.

No work will take place until a Natural England EPS development licence is in place.

Work to affected roof areas of the property will take place between October and March on days when the temperature is +5c.

A visit by the batworker prior to works commencing will confirm absence of bats in the affected areas.

Removal of roof tiles will be carried out by hand and under supervision.

Mechanical demolition of the garage roof will only take place once it has been confirmed as clear by the batworker.

Two bat access slates will be installed on the northern face of the garage roof to improve roost access.

Type 1F roofing felt will be used to replace existing breathable membranes in the western quarter of the garage roof where bats are present as part of works.

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.

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

Accidental exposure of bats - EMERGENCY ADVICE

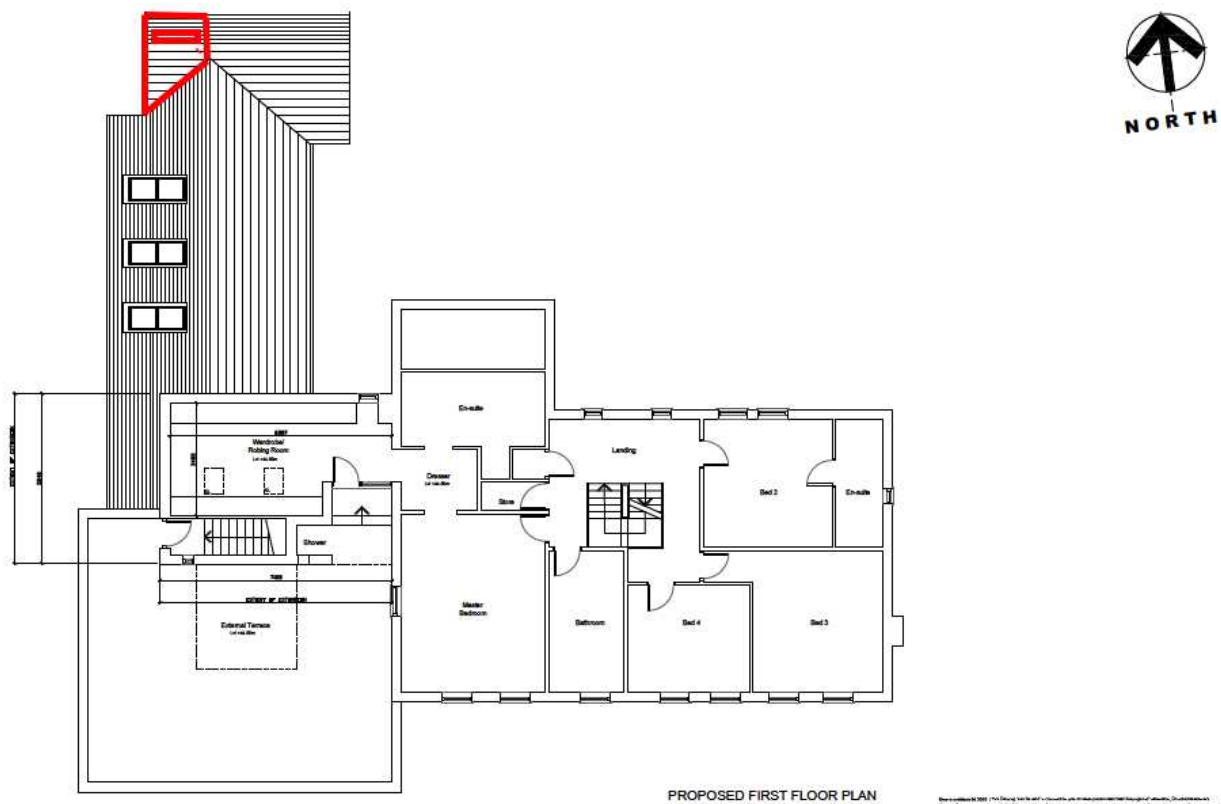
In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

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.

Location of bat roosts.

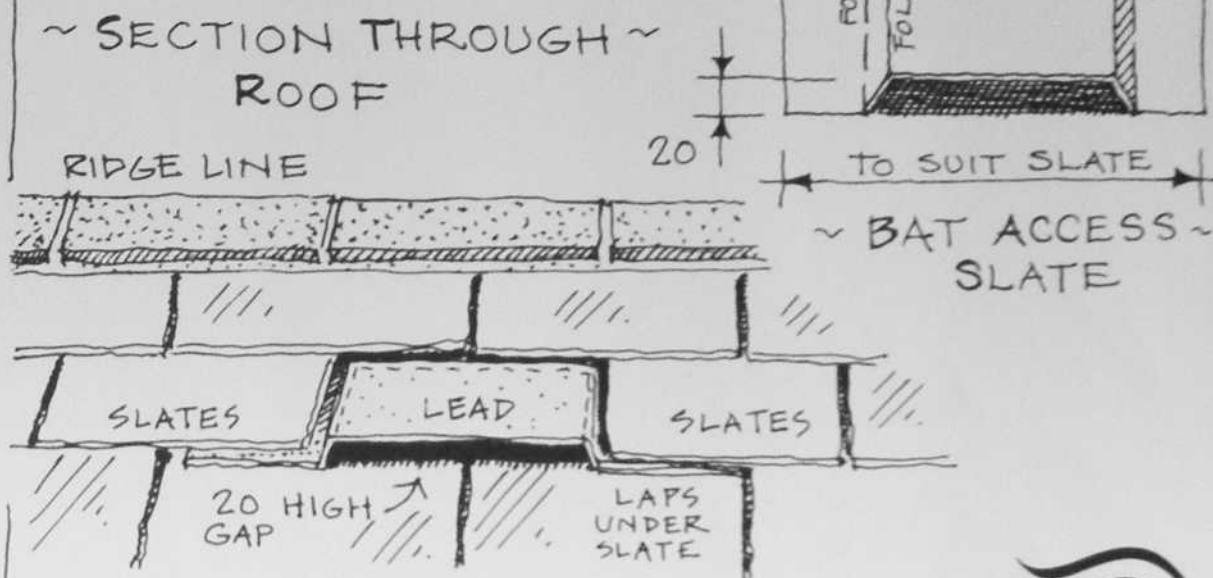
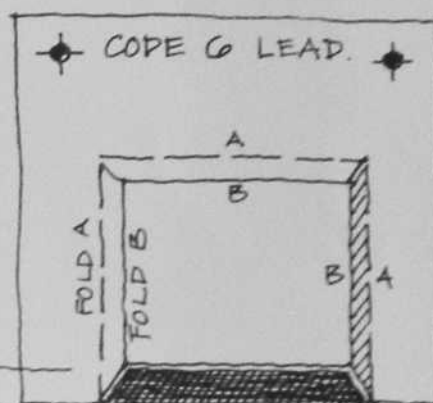
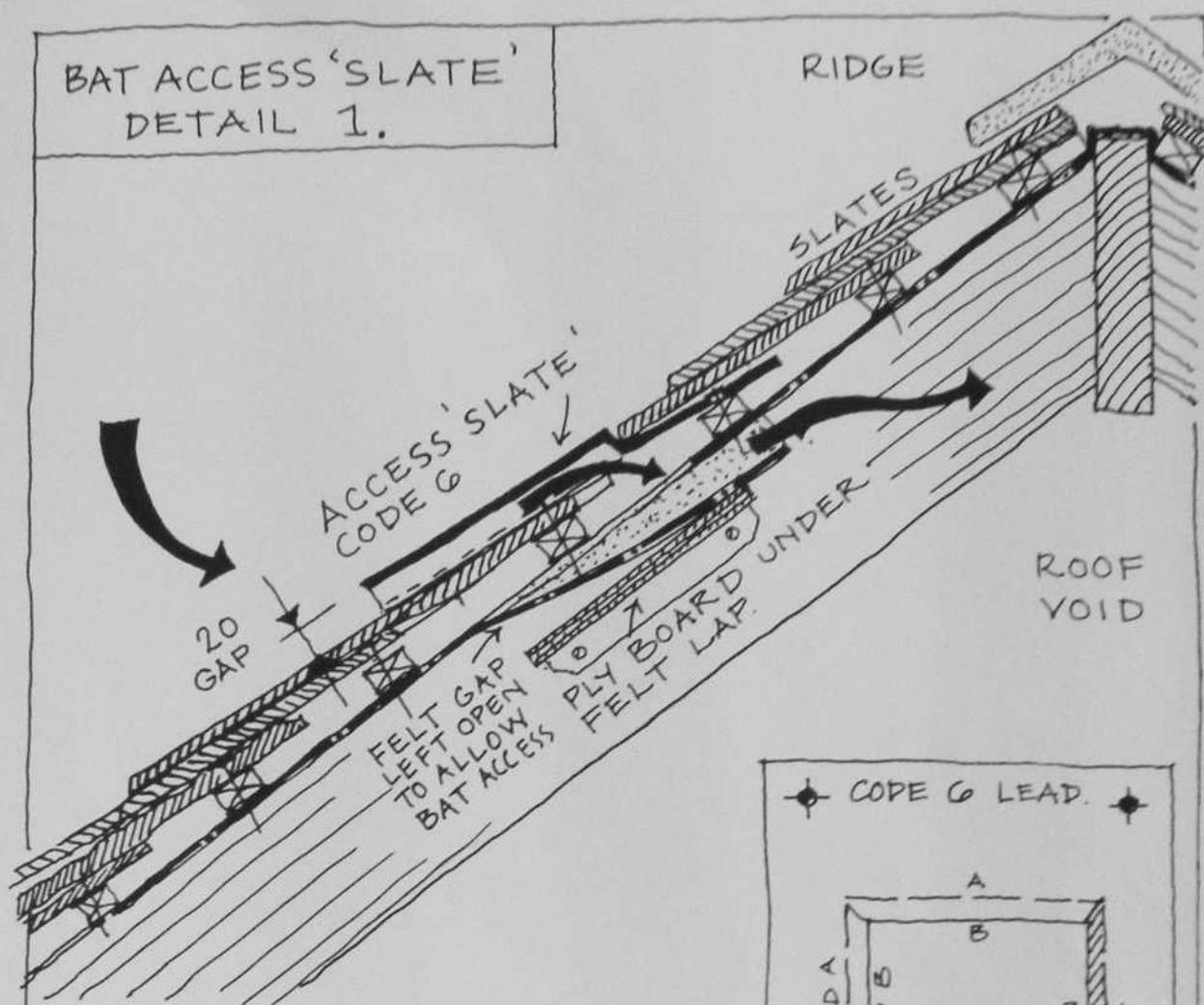


Location of bat roost within proposed plans.



Location of replacement roofing felt with bat access tiles marked on northern roof section.

BAT ACCESS 'SLATE' DETAIL 1.



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NATURE

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The above information is for guidance only and may not be appropriate in all circumstances. If in doubt seek professional advice.
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