

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

Reasonable Avoidance and Mitigation Measures

**Windshadow,
Avenue Road,
Hurst Green,
BB7 9QB**

15.07.2021

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

BACKGROUND INFORMATION

Executive summary

This Method Statement supports proposed plans for the proposed development plans for Windshadow, Avenue Road, Hurst Green, BB7 9QB.

A preliminary roost assessment and emergence survey on 8th July 2021 recorded evidence of a small non breeding roost of 5 common pipistrelle bats with a roost entrance on the gable end.

Further activity surveys will be carried out in August and September 2021 and will be used to support a Natural England EPS mitigation licence (if necessary).

It is considered that survey effort to date has been sufficient to characterise the roost for EPS mitigation purposes.

The common pipistrelle bat roost is of low conservation value and it is proposed that a compensatory bat boxes within the garden will provide an appropriate level of compensatory roost, in line with EPS licence requirements.

The proposed works do not directly impact on the roost, and with appropriate timing, work could take place, under the method statement. However if proposed works are carried out between May and September an EPS licence will be required given the potential to disturb roosting bats.

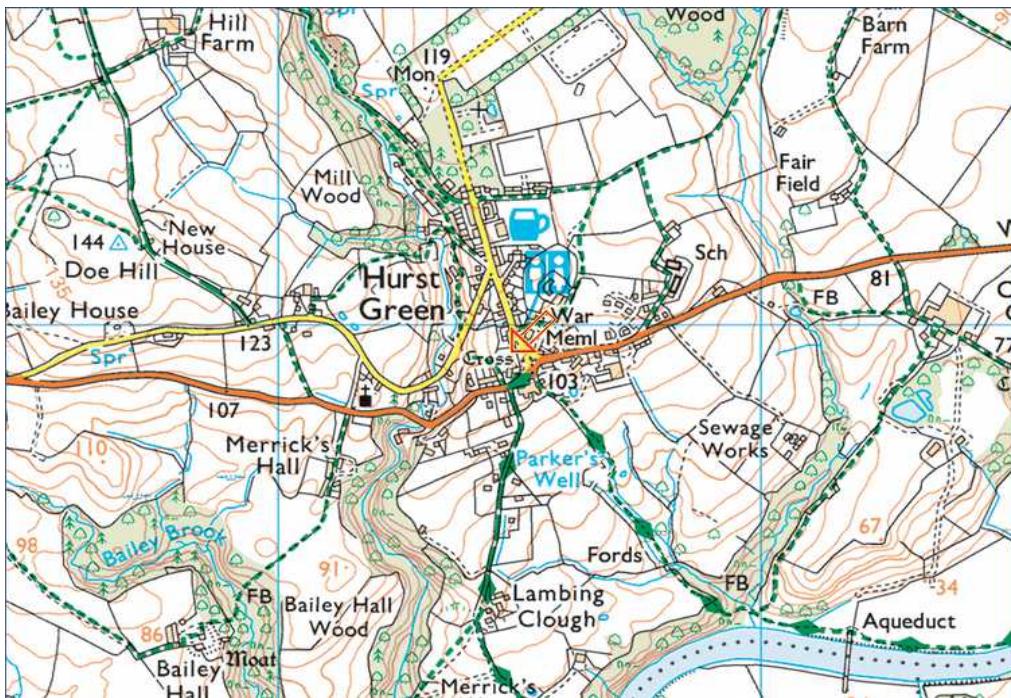
The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'.

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

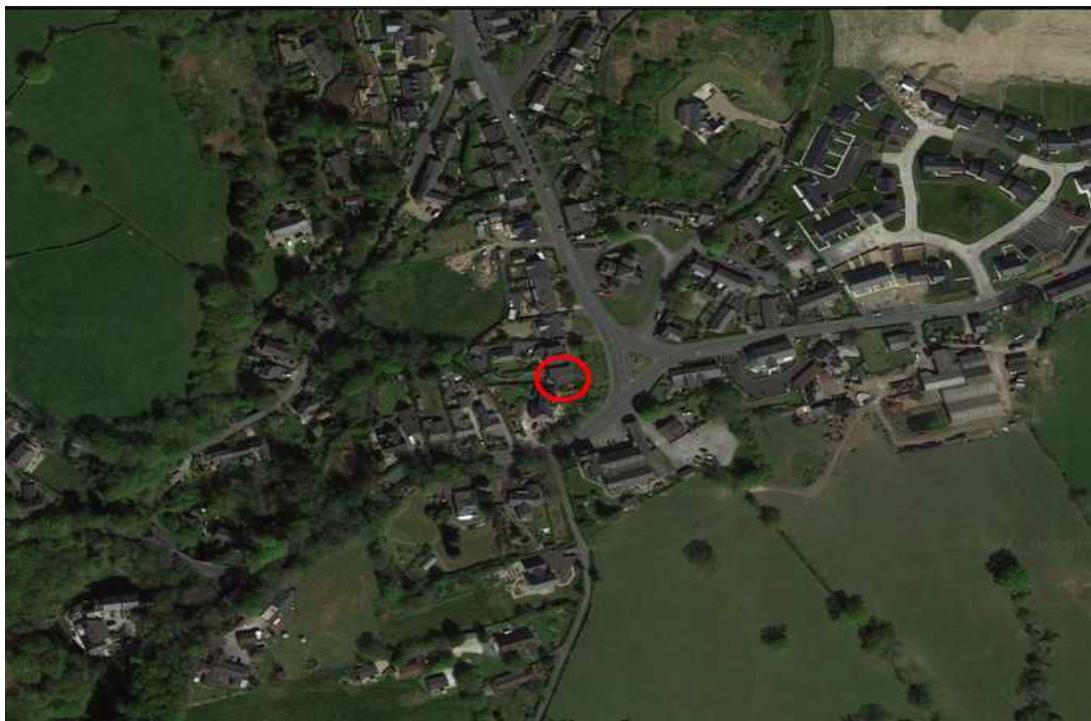
Site Location

Windshadow, Avenue Road, Hurst Green, BB7 9QB

NGR: SD6848637915



Site Layout



The property is located within the village of Hurst Green immediately adjacent to Mill Wood, a block of mature semi natural deciduous woodland, with a further ancient woodland located to the south which provide some connectivity to the wider landscape. Bat foraging potential was assessed as high.

Proposed Works.



Peter Hitchen
Architects
Marathon House
The Sidnes Business Park
Whalley, BB7 9SE
01254 823 885
www.peterhitchenarchitects.co.uk

NOTES:
PROPOSED REAR EXTENSION AND ALTERATION RELATES TO
THE EXISTING PROPERTY. THE EXISTING PROPERTY IS UNCHANGED.
ALTERATIONS RELATE TO EXISTING PROPERTY.
THE PROPOSED WORKS IS A FEASIBLE APPROACH TO ADDING
INCREASING THE ENERGY EFFICIENCY OF THE EXISTING HOME
WHICH IS A KEY GOAL OF THE PLANNING AUTHORITY. THE PLANS ARE
ASSESSING THE DOWNTIME AVAILABILITY OF THE Dwellings BY
THE PLANNING AUTHORITY.
ALTHOUGH THE PROPERTY RESIDES WITHIN THE BUILT UP
ENVIRONMENT, THE PROPOSED WORKS IS A FEASIBLE APPROACH
WHICH HELPS THE PROPOSED CHANGES AS TO REDUCE THE
IMPACT ON THAT CONSIDERATE AREA.

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

CLIENT:
E. COBLEY

PROPOSED:
REAR EXTENSION AND
ALTERATION TO
WINDSHADOW, AVENUE
ROAD, HURST GREEN, BB7
9QB

PROPOSED PLANS & ELEVATIONS	
Project number	PH/AS92
Date	24/06/2021
Drawn by	RH
Checked by	PH
Issue	A 1.4 1:100

Proposed plans involve the construction of a two storey extension to the northern half of the property.

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. A search of the MAGIC (www.magic.gov.uk) website revealed no bat EPS licence applications within a 1km radius.

The surveyor holds records of a non breeding roost of common pipistrelle within 300m of the site.

Survey Personnel.

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).

Survey Summary.



Location of roost in building



Location of roost entrance on southern gable

A preliminary roost assessment and emergence survey on 8th July 2021 recorded evidence of a small non breeding roost of 5 common pipistrelle bats with a roost entrance on the gable end.

Interpretation of results

A preliminary roost assessment and emergence survey on 8th July 2021 recorded evidence of a small non breeding roost of 5 common pipistrelle bats with a roost entrance on the gable end.

Further activity surveys will be carried out in August and September 2021 and will be used to support a Natural England EPS mitigation licence (if necessary).

It is considered that survey effort to date has been sufficient to characterise the roost for EPS mitigation purposes.

“The presence of a significant bat roost (invariably a maternity roost) can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others”. - Mitchell-Jones, A (2004) Bat mitigation guidelines. English Nature

The common pipistrelle bat roost is of low conservation value and it is proposed that a compensatory bat boxes within the garden will provide an appropriate level of compensatory roost, in line with EPS licence requirements.

The proposed works do not directly impact on the roost, and with appropriate timing, work could take place, under the method statement. However if proposed works are carried out between May and September an EPS licence will be required given the potential to disturb roosting bats.

Mitigation in the form of timing of works and compensatory bat boxes is an appropriate approach to roost compensation commensurate with that expected by Natural England for the purposes of licencing.

Whilst it is possible that further survey work may identify further roosts, it is considered that these will likely consist of small day roosts of common species, low conservation value and bat boxes will be suitable compensation.

Impact Assessment

Short-term impacts: disturbance - Low risk: Roof stripping where necessary will be undertaken by hand and under supervision following installation of compensatory roost boxes.

Long-term impacts: Roost loss: No impact on a 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 (two Greenwoods Ecohabitats three chamber boxes) must be installed on site prior to work commencing and will be used to house any bats found during works.

Scaffolding must avoid areas identified as roost entrances.

Timing of works -

Works to the roof and loft areas must take place between 30th September and 30th March. A visit by the batworker prior to works commencing will confirm absence of bats in the affected areas.

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

If work is to be carried out between April and September, it will not take place until a Natural England EPS development licence is in place, following further supporting survey effort.

Removal of roof slates will be carried out by hand and under supervision where necessary.

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.