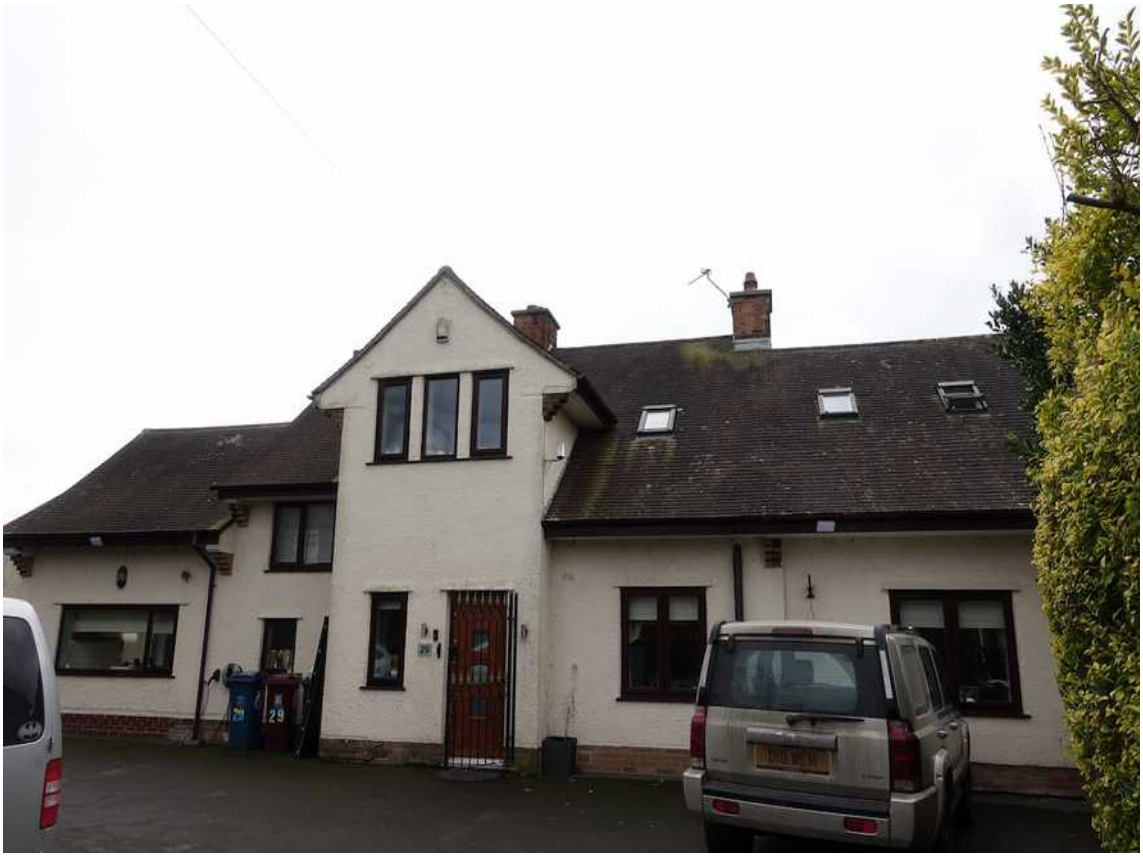
Bat Survey Report and Method Statement
European Protected Species (Bats)

Reasonable Avoidance and Mitigation Measures

29 Mellor Brow,
Mellor,
BB2 7EX

14.03.2022



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Executive summary

In February 2022 Batworker consultancy was commissioned to undertake a survey of 29 Mellor Brow, Mellor, BB2 7EX to assess the potential for impact on protected species.

A daytime survey was carried out on 3rd February 2022 in order to support plans to extend the property. The building, when assessed in combination with its location and surrounding habitat, was observed to have a low level of bat roost potential.

No bats were observed using areas of the building likely to be affected by proposed plans, and no potential roost entrances were evident in areas of the property affected by proposed works.

The proposed development is unlikely to directly affect a roost or roost entrances, however potential for disturbance is possible if works (specifically roof works) are carried out at a time of year when bats are likely to be present (May to October).

Timing of works offers the opportunity to carry out proposed work without the need for a Natural England EPS Development licence if work can be guaranteed to take place on the roof between October and April. If roof work is proposed to be carried outwith October and April a Natural England EPS Development licence will potentially be needed to cover works likely to cause disturbance.

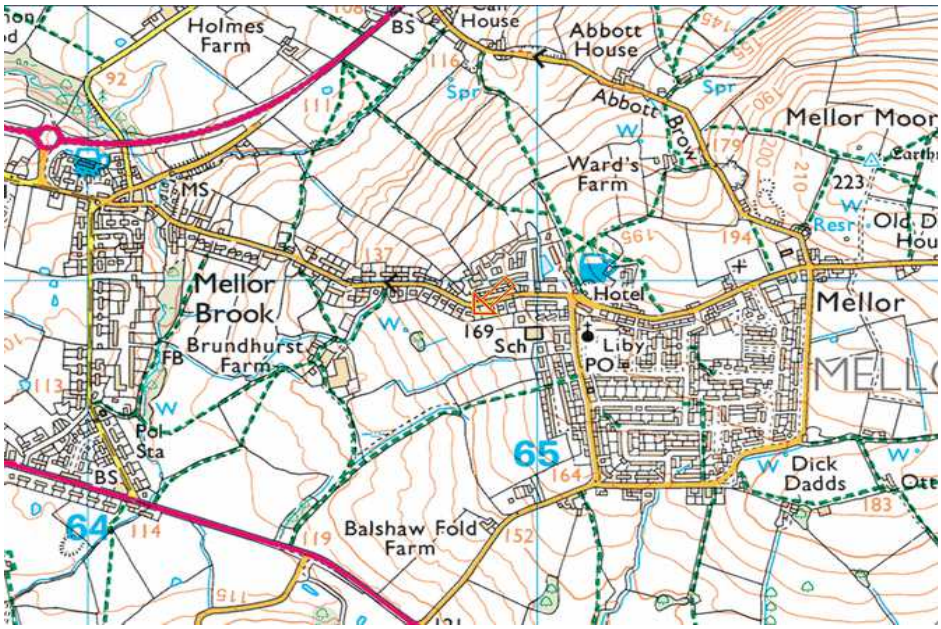
It is considered that a precautionary approach to development with suitable reasonable avoidance measures with mitigation in the form of emergence surveys, timing of works and compensatory bat boxes would be an appropriate approach to roost compensation commensurate with that expected by Natural England for the purposes of licencing should it be necessary.

No work will take place until an emergence survey has been carried out between May and August inclusive. Compensatory bat boxes (two Greenwood Eco Habitats three crevice boxes) will be placed on site prior to work commencing and will form suitable commensurate mitigation in the event that an EPS licence application is necessary.

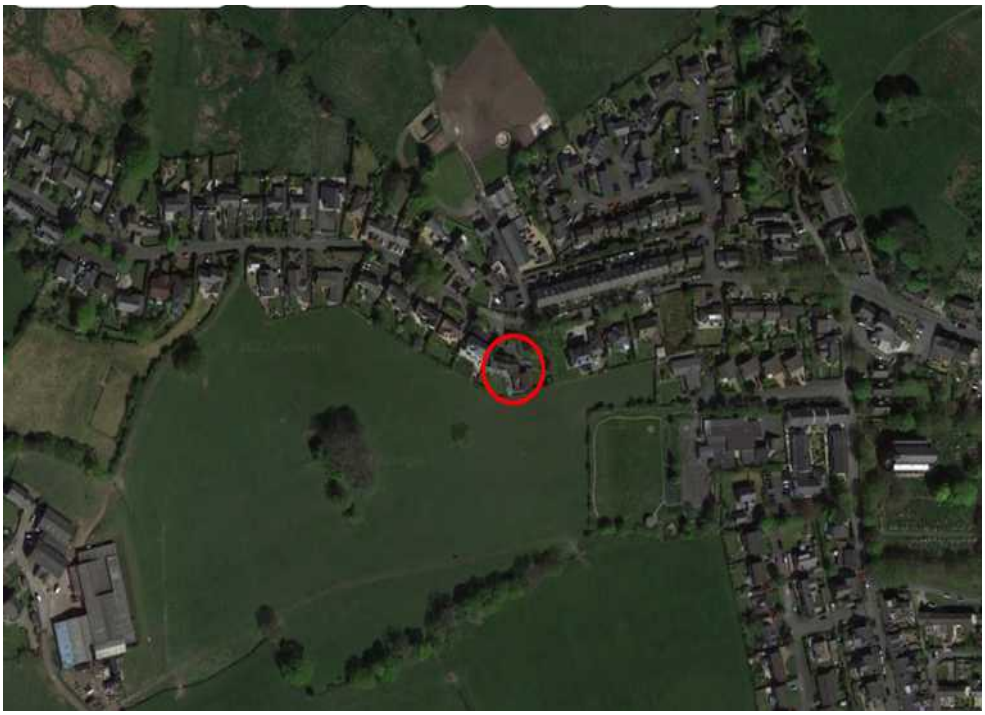
The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the ‘favourable conservation status of the species’.

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
29 Mellor Brow, Mellor, BB2 7EX
NGR: SD66484530938



Surrounding Habitat



The property is located in a semi rural position with surrounding habitat dominated by improved and semi improved grassland with some hedgerow present on field boundaries, some scattered d deciduous woodland cover is present. Connectivity to the wider landscape is poor.

Overall foraging potential for bats can be considered low.

Survey summary and site assessment

Pre-existing information on the bat species present at this site.

A search of the MAGIC website revealed no EPS licence applications within a 1km radius.

From personal experience of surveying for and researching bats in Lancashire, Yorkshire and Cumbria, the following species were considered.

Common Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Soprano Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Whiskered/Brandt's – species often found roosting in buildings close to woodland.

Natterer's – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

Daubenton's – a species commonly associated with aquatic habitats.

Long Eared bat – a woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns.

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

Survey	**Date**	**Timings**
Visual	03.02.2022	1 Hour

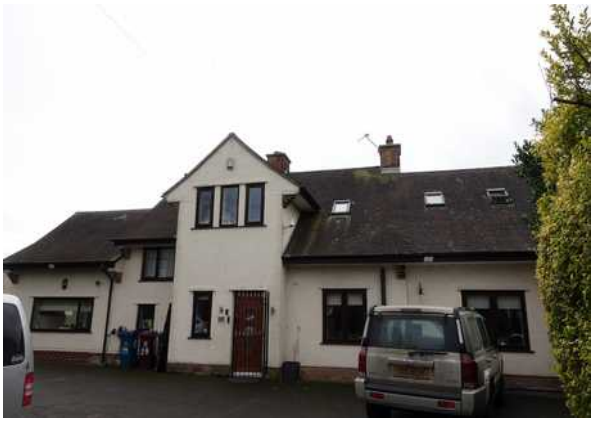
Survey constraints

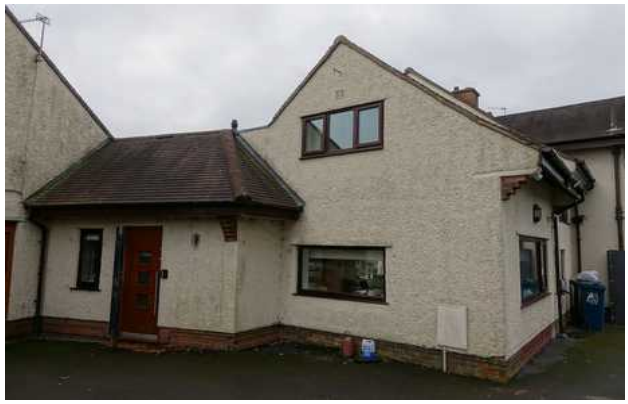
Access to all areas of the exterior of the building was possible and good visual inspection at ground level was possible. Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; apparent absence of evidence is therefore evaluated with caution.

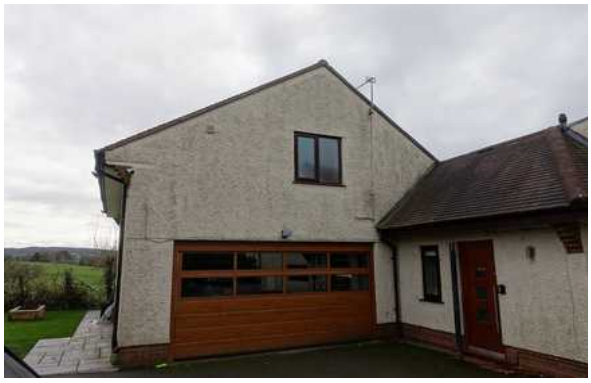
In many situations it is not possible to inspect every locations where bats are present therefore it should be assumed that an absence of bat evidence does not necessarily equate to evidence that bats are absent. Some species such as pipistrelle sp bats are opportunistic and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

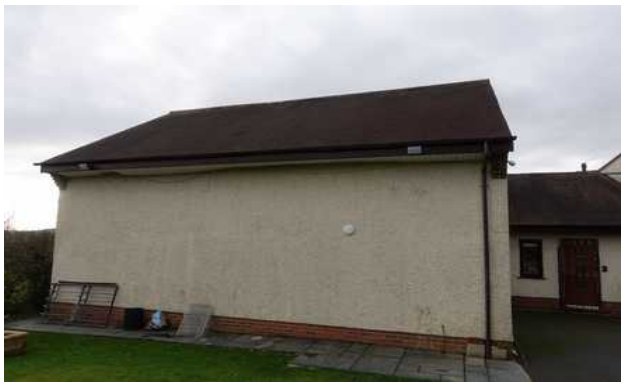
Survey Results

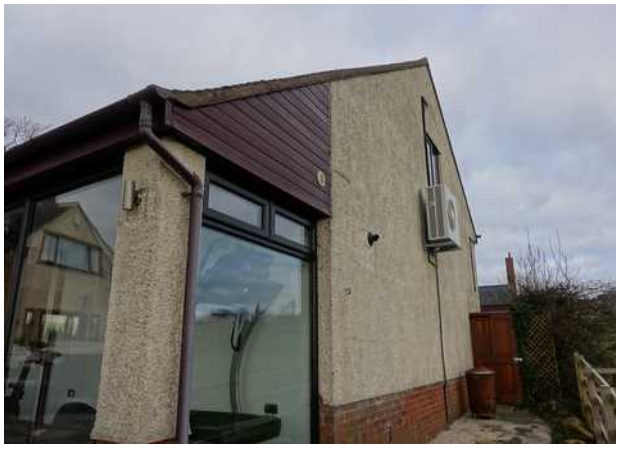
Visual Survey











The property consists of a two storey detached house with double pitched tiled roofs, the property has two storey adjoining extension to the north eastern gable end.

External walls are rendered and generally well pointed. Gable ends are generally well sealed. Soffits and fascia boards are generally close fitting although some gaps were recorded on upvc soffits on the south western and southern facades.

Roof tiles are close fitting with no lifted, missing or slipped tiles. The property has limited loft space.

Visual Inspection.

The property was assessed as offering low potential for roosting bats, with some gaps in soffits being recorded. No physical evidence to suggest use by bats was observed during the survey.

Interpretation of results

No physical evidence to suggest use by bats was observed during the survey.

No bats were observed using areas of the building likely to be affected by proposed plans, and no potential roost entrances were evident in areas of the property affected by proposed works.

"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 proposed development is unlikely to directly affect a roost or roost entrances, however potential for disturbance is possible if works (specifically roof works) are carried out at a time of year when bats are likely to be present (May to October).

Timing of works offers the opportunity to carry out proposed work without the need for a Natural England EPS Development licence if work can be guaranteed to take place on the roof between October and April.

If roof work is proposed to be carried outwith October and April a Natural England EPS Development licence will be needed to cover works likely to cause disturbance.

It is considered that a precautionary approach to development with suitable reasonable avoidance measures with mitigation in the form of timing of works and compensatory bat boxes would be an appropriate approach to roost compensation commensurate with that expected by Natural England for the purposes of licencing should it be necessary.

Impact Assessment

Short-term impacts – disturbance Low risk:

Roof stripping where necessary will be undertaken by hand and under supervision.

Long-term impacts - Roost loss: No impact on a local bat population.

Long-term impacts - Fragmentation and isolation:

Minimal risk, 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 and Reasonable Avoidance Measures

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 where necessary.

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 Greenwood Eco Habitats three crevice boxes) will be placed on site prior to work commencing and will be used to house any bats found during works. Bat boxes will remain on site as part of proposed biodiversity enhancement.

Timing of works –

No work will take place until emergence surveys have been carried out between May and August inclusive.

Roof works should take place between October and April.

Roof work will take place following an evening temperature of +5c.

Work to affected roof areas will take place under supervision of the batworker.

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.