

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

## **Reasonable Avoidance and Mitigation Measures**

**4 Commons Lane,  
Balderstone,  
BB2 7LP.**

**20.12.2022**



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## Executive summary

In November 2022 Batworker consultancy was commissioned to undertake a preliminary bat roost assessment of 4 Commons Lane, Balderstone, BB2 7LP to assess the potential for impact on protected species.

A daytime survey was carried out on 5<sup>th</sup> December 2022 in order to support proposed residential development plans to extend the property.

Previous surveys carried out in 2016 on site found evidence to suggest use of the property by a satellite roost of common pipistrelle bats.

*“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 roost consists of a small number of a common species and can be characterised to be of moderate conservation value. Survey effort is considered appropriate to characterise the roost potential of buildings and design suitable mitigation for Natural England EPS licencing.

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.

Compensatory bat boxes (one Greenwood Eco Habitats three crevice box) will be placed on site prior to work commencing.

Mitigation in the form of two integrated bat tubes within the new gable end will form suitable commensurate mitigation for any necessary EPS licence application.

Surveys to support a Natural England EPS Development licence will take place between May and August.

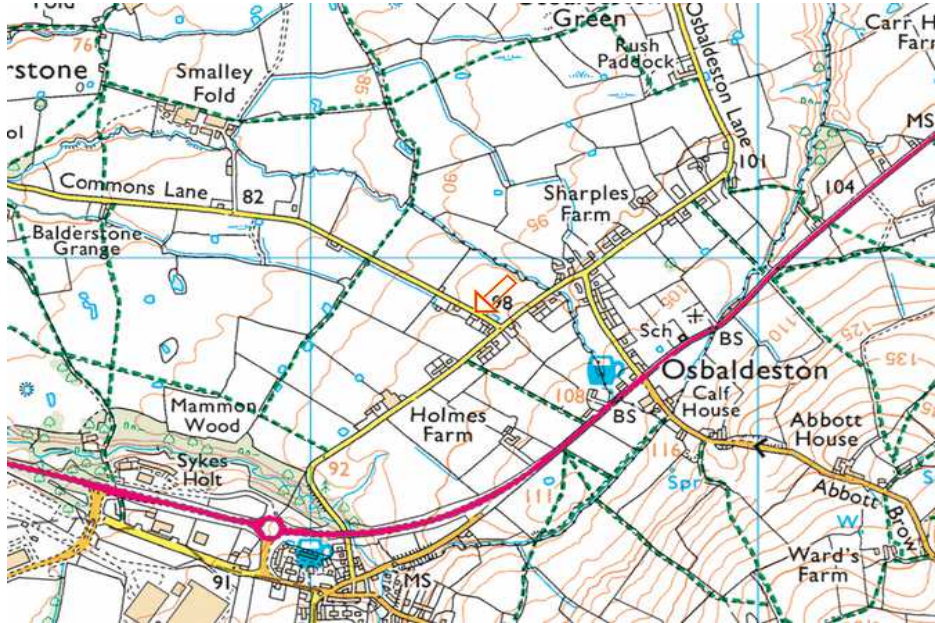
No work above ground floor level will take place until a Natural England EPS Development licence has been applied for and the licence is in place.

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’.

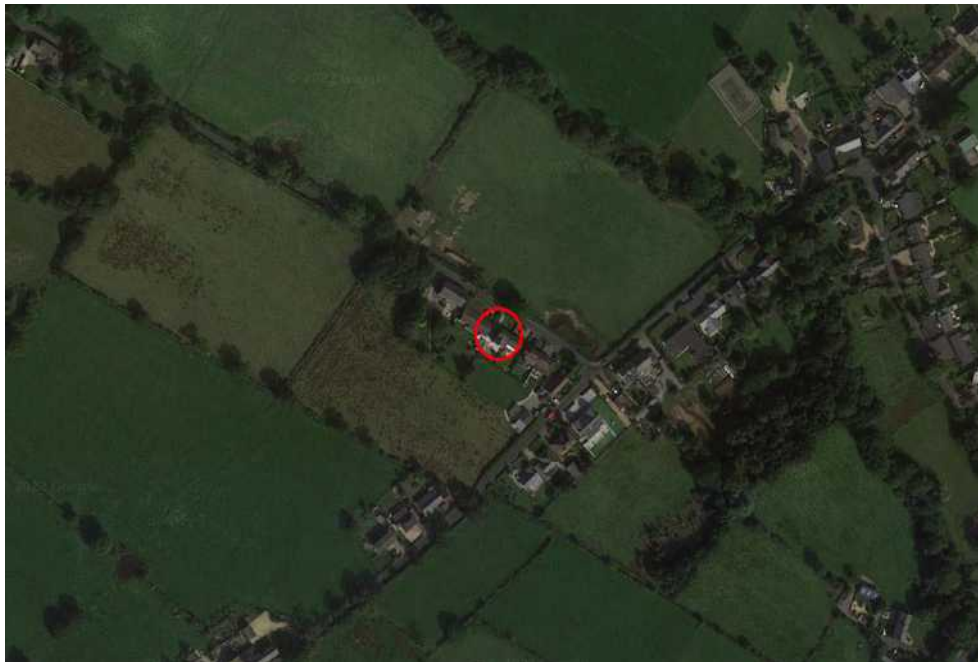
This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.

### Site Location

4 Commons Lane, Balderstone, BB2 7LP.  
NGR: SD6436431866



### Site Layout



The property is located within a semi rural area with surrounding habitat dominated by semi improved and improved grassland with hedgerow and scattered deciduous tree cover present on field boundaries. Semi natural deciduous woodland cover is present to the east.

Bat foraging potential was assessed as moderate.

## 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](http://www.magic.gov.uk)) website revealed one bat EPS licence application within a 1km radius.

2017-27898-EPS-MIT                      SD63593140      Destruction of a common pipistrelle, soprano pipistrelle and whiskered bat resting place.

A previous survey in 2016 (*Bat Survey 4 Commons Lane, Balderstone BB2 7LP August 2016 Earth Environmental and Geotechnical*) identified a small number of common pipistrelles roosting emerging from the apex of the gable end, a satellite roost was suspected within the soffit box.

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	05.12.2022	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.



## Preliminary Bat Roost Assessment

The property consists of a semi detached two storey brick built house with double pitched tiled roof a modern two storey extension is present to the rear.

The property has well pointed external walls and gable ends, the extension features rendered and painted walls.

Roof tiles are close fitting with no slipped, missing or lifted tiles and the ridge is well pointed.

The building was assessed as offering a negligible to low level of bat roost potential.



No physical evidence, in the form of concentrated or scattered droppings, urine splashing, feeding remains or grease staining, was observed during a visual check of the building.

## **Interpretation of results**

A daytime survey was carried out on 5<sup>th</sup> December 2022 in order to support proposed residential development plans to extend the property.

Previous surveys carried out in 2016 on site found evidence to suggest use of the property by a satellite roost of common pipistrelle bats.

*“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 roost consists of a small number of a common species and can be characterised to be of moderate conservation value. Survey effort is considered appropriate to characterise the roost potential of buildings and design suitable mitigation for Natural England EPS licencing.

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.

Compensatory bat boxes (one Greenwood Eco Habitats three crevice box) will be placed on site prior to work commencing.

Mitigation in to form of two integrated bat tubes within the new gable end will form suitable commensurate mitigation for any necessary EPS licence application.

Surveys to support a Natural England EPS Development licence will take place between May and August.

No work above ground floor level will take place until a Natural England EPS Development licence has been applied for and the licence is in place.

## **Impact Assessment**

Short-term impacts – disturbance Low risk:

Roof stripping where necessary will be undertaken by hand and under supervision following a precautionary further emergence survey work carried out between May and September and installation of compensatory roost boxes.

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.

A compensatory bat box (one Greenwood Eco Habitats three 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 above ground level will take place until a Natural England EPS Development licence has been gained.**

Work to affected roof areas will take place under supervision of the bat worker on days following a night temperature of 5c.

Removal of soffit boxes and roof tiles will be carried out by hand and under supervision where necessary.

Two integrated bat tubes will be incorporated into the new gable end to provide compensatory roof space.

## **Enhancement Roosts**

Compensatory bat boxes (One Greenwood Eco Habitats three crevice box) will be kept on site post development.

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.