

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

Reasonable Avoidance and Mitigation Measures

**Woodfield,
Ribchester Road,
Dinckley,
BB6 8AL**

31.08.2024



**Report prepared by:
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Batworker.com**



Executive summary

In January 2024 Batworker consultancy was commissioned to undertake a survey of Woodfield, Ribchester Road, Dinckley, BB6 8AL to assess the potential for impact on protected species to support a proposed development.

The proposed development consists of the demolition of the existing bungalow and replacement with a two storey house.

A previous survey of the building in 2017 identified the presence of bat droppings in the loft suggestive of a maternity roost.

A preliminary bat roost assessment survey was carried out on 22nd January 2024.

The building, when assessed in combination with location and surrounding habitat, was observed to have a moderate level of bat roost potential.

Evidence in the form of concentrated piles of droppings consistent with a Pipistrelle sp maternity roost were observed within the loft space.

Emergence surveys in July and August 2024 recorded 70 – 100 Soprano Pipistrelle bats emerging from the northwest corner of the building from a gap behind fascia boarding. The number of bats was consistent with a small maternity roost of medium conservation value.

Given observations of the preliminary survey and emergence survey results survey effort is considered sufficient to characterise the roost potential of the building and confirm the presence of a significant roost.

“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.

Given the survey results it is considered that a Natural England EPS Mitigation licence will be required as works are likely to disturb and destroy a small medium conservation value of Soprano Pipistrelles.

It is recommended that compensatory roost features in the form of an integrated bat tubes in the western gable end of the new build and installation of two Greenwoods Ecohabitats three crevice boxes on trees on the eastern boundary would offer mitigation measures in line with those expected by Natural England for the purposes of EPS Mitigation licencing.

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

Woodfield, Ribchester Road, Dinckley, BB6 8AL
NGR: SD6773735606



Surrounding Habitat



The property is located in a rural position with surrounding habitat a mosaic of improved and semi improved grassland with scattered deciduous tree cover on field boundaries, ancient riparian woodland and semi natural deciduous woodland.

Bat foraging potential was assessed moderate to high. Connectivity to the wider landscape is good.

Survey summary and site assessment

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

A search of the MAGIC.gov website revealed one EPS licence application within a 1km radius.

EPSM2010-1898 Destruction of Common Pipistrelle, Whiskered bat breeding site.

A previous survey of the barn in 2017 (*Bat Scoping Survey Report Woodfield Ribchester Road Dinckley Blackburn BB6 8AL 18.12.2017 Batworker Consultancy*) identified droppings consistent with a maternity roost within the loft of the bungalow.

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). Sarah Dunham, an experienced bat surveyor assisted the emergence survey.

Survey constraints

Access to all areas of the interior and 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.

Proposed Development



proposed elevations
 0 1 2 3 4 5 6 7 8 9 10m
 scale 1:100

woodfield ribchester road dinckley

campbelldriverpartnership
 ARCHITECTS DESIGNERS SURVEYORS

Flagen Holdings
 woodfield
 ribchester road dinckley

proposed elevations

16.123	002	B
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scale 1:100 @ A3
 date 20/08/20
 sheet 002 of 002
 002
 email: campbell@campbell.co.uk

The proposed development consists of the demolition of the existing bungalow and replacement with a two storey house.

Preliminary Bat Roost Assessment.

The property consists of a detached brick built bungalow with hipped and double pitched slate roofs. A detached single storey double garage with double pitched slate roof is present to the east.

Exterior walls are generally well pointed and partially rendered with no obvious crack, gaps or crevices present. Soffits are close fitting and well sealed. Gaps behind fascia boarding were observed on a north western gable. Roof slates are generally close fitting with no obvious slipped, lifted or missing slates. Ridge tiles are pointed and sealed. Roof slates are lined with a modern breathable membrane. The loft space is insulated.

The building was assessed as offering moderate roost potential when location and surrounding habitat was taken into consideration.



Visual Search

A visual search of building was carried during the preliminary bat roost assessment.

The search was carried out looking for evidence if bat usage such as concentrated and scattered droppings, feeding remains such as moth wings, urine splashing, and grease marking on roof timbers.

Droppings consistent with Pipistrelle sp bats were observed in concentrated areas within the north western loft area. Droppings were suggestive of a small maternity roost.



Nesting Bird Survey

No evidence to suggest use by nesting birds was observed.

No evidence to suggest use of the barn by nesting Barn Owl was recorded.

Emergence Survey - 17th July 2024

Start Temp: 18.2c Finish Temp: 16.9c 50% Cloud cover Wind: Bfd 0 Precipitation 0
Start: 21.15 Sunset: 21.30 Finish: 23.00

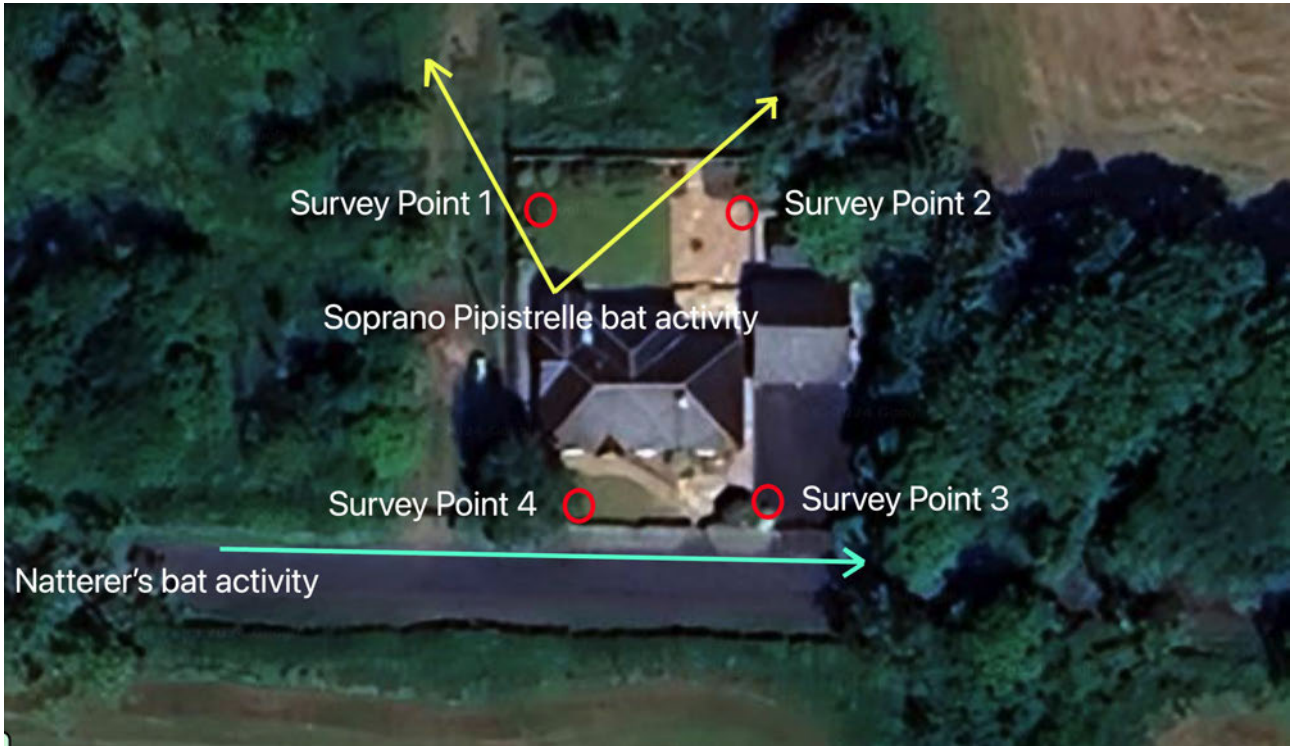
Surveyors equipped with Anabat Walkabout, Anabat Chorus, Anabat Swift and Echometer Touch Pro 2 full spectrum detectors were positioned covering the building to monitor for emerging bats. Surveyors were assisted by Canon XA50 and Nightfox Whisker HD Infrared video cameras with infrared illuminators.

Recorded bat calls were analysed post survey using Anabat Insight software. Video footage was reviewed using a 42" 4K Samsung monitor by two surveyors.

73 Soprano Pipistrelle bats were observed to emerge from a gap behind fascia boarding on the north western gable of the bungalow.

A single Natterer's bat was recorded commuting along the southern boundary of the site heading east.

Survey Summary



Interpretation of results.

A preliminary bat roost assessment survey was carried out on 22nd January 2024.

The building, when assessed in combination with location and surrounding habitat, was observed to have a moderate level of bat roost potential.

Evidence in the form of concentrated piles of droppings consistent with a Pipistrelle sp maternity roost were observed within the loft space.

Emergence surveys in July and August 2024 recorded 70 – 100 Soprano Pipistrelle bats emerging from the northwest corner of the building from a gap behind fascia boarding. The number of bats was consistent with a small maternity roost of medium conservation value.

Given observations of the preliminary survey and emergence survey results survey effort is sufficient to characterise the roost potential of the building and confirm presence/absence of a significant roost.

“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.

Given the survey results it is considered that a Natural England EPS Mitigation licence will be required as works are likely to disturb and destroy a small medium conservation value of Soprano Pipistrelles.

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’.

Impact Assessment

Short-term impacts – Disturbance Low risk: Work carried out at a time of year when bats are expected to be absent.

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

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.

Common and soprano pipistrelle bats are considered an opportunistic species and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

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.

No work should take place until a Natural England EPS Mitigation licence is in place to cover works.

Timing of works – Work should take place following a night temperature of 5c

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

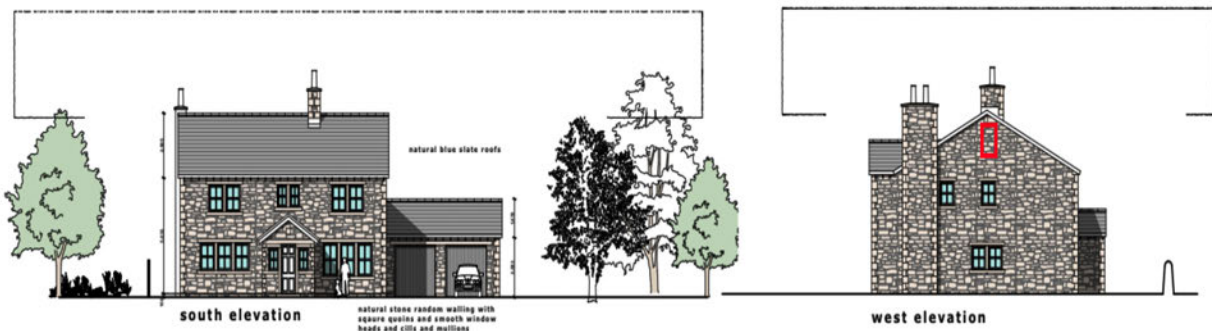
Roof slates should be removed by hand and under supervision where necessary.

The reverse of slates should be checked for dormant bats prior to stacking.

Once the absence of bats has been confirmed mechanical demolition can begin.

Compensatory Roosts and Mitigation Scheme

Two integrated bat tubes will be installed on the western gable. The tubes should be installed below the apex of the gable end.



Position of integrated bat tubes

Two Greenwoods Ecohabitats Three Crevice bat boxes will be installed on trees along the eastern boundary of the site. Boxes will be positioned facing east and west at a height of +4m.



Position of bat boxes.

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 [REDACTED]; a site visit will be arranged to assess the situation, contact Natural England where necessary, and recover any bats / safely remove them from site.