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

Reasonable Avoidance and Mitigation Measures

Little Daub Hall,
Parsonage Lane,
Chipping,
PR3 2GJ

03.12.2024

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Executive summary

In July 2024 Batworker consultancy was commissioned to undertake a survey of Little Daub Hall, Parsonage Lane, Chipping, PR3 2GJ to assess the potential for impact on protected species to support a proposed residential development.

A preliminary bat roost assessment survey was carried out on 23rd July 2024.

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

No evidence to suggest presence of roosting bats was observed at a time of year when such evidence is usually easily observed.

No evidence to suggest use of the barn or outbuildings by nesting Barn Owls was observed.

An emergence survey on 19th August 2024 recorded no bats emerging from the building, bat activity was observed with Soprano and Common Pipistrelle bats foraging along treelines and hedgerows to the front and rear of the building.

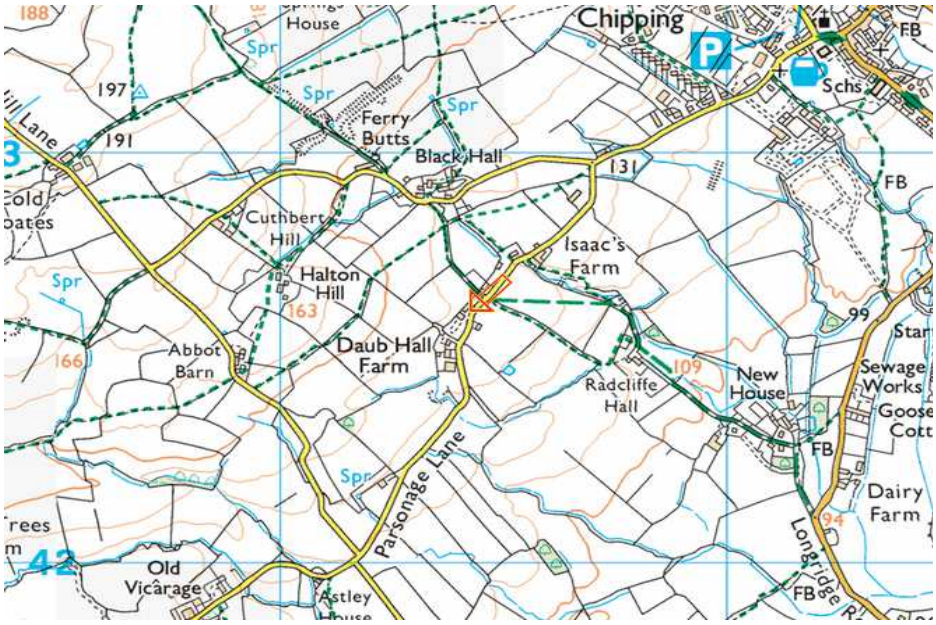
Given the combination of a lack of physical evidence within buildings and emergence survey results survey effort is sufficient to characterise the roost potential of the building and confirm absence of roosting bats.

"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 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
Little Daub Hall, Parsonage Lane, Chipping, PR3 2GJ
NGR: SD61422 42610



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 and some hedgerow on field boundaries.

Bat foraging potential was assessed as low to moderate. Connectivity to the wider landscape is moderate.

Survey summary and site assessment

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

A search of the MAGIC.gov 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). Sarah Dunham, an experienced bat surveyor assisted emergence survey.

Survey Summary

Survey	**Date**	**Timings**
Preliminary Roost Assessment	23.07.2024	1 Hour
Emergence Survey	19.08.24	2 Hours

Survey constraints

Access to all areas of the interior and exterior of the buildings 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.

Preliminary Bat Roost Assessment.

The property consists of two storey stone built house with adjoining barn with double pithced slate roof. The building has a single storey single pitched garage present on the northern gable.

Exterior walls are generally pointed with no cracks, gaps or crevices present. The gable end is pointed and sealed. Gaps were noted behind fascia boarding on the house and garage. Roof slates are generally close fitting with no lifted, missing or slipped slates present. The garage roof is single skin and unlined to the interior.

The building was assessed as offering low bat roost potential.

Visual Search

A visual search of the buildings 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.

No evidence was observed which would suggest presence of roosting bats.

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 - 19th August 2024

Start Temp: 16.5c Finish Temp: 15.5c 50% Cloud cover Wind: Bfd 0 Precipitation 0
Start: 20.10 Sunset: 20.27 Finish: 22.00

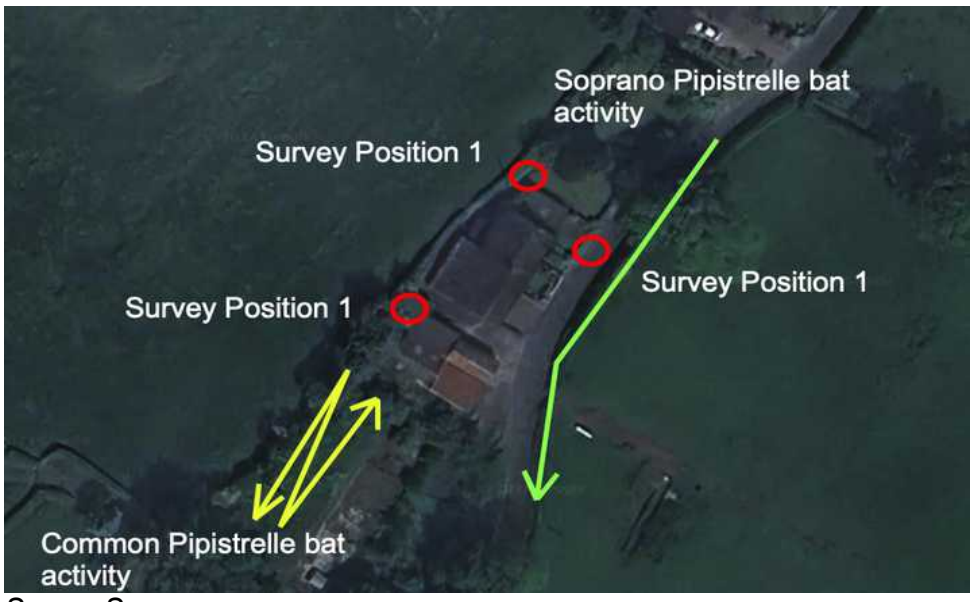
Surveyors equipped with Anabat Walkabout, Anabat Chorus, Anabat Swift and Echometer Touch Pro 2 full spectrum detectors were positioned covering the building to monitor for returning bats. Surveyors were assisted by Canon XA50,X25 and Nightfox Whisker HD Infrared video cameras with infrared illuminators.

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

Bat activity was observed along hedgerow to the frontage of the building with Soprano Pipistrelle foraging activity recorded from 21.16.

Common Pipistrelle foraging was noted along a treeline to the south from 21.21 to 21.47.

Bat activity was suggestive of bats emerging from distant roosts to forage.



Survey Summary

Proposed Works.

Proposed works consist of a residential development including conversion of the existing garage.

Interpretation of results.

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Impact Assessment

Short-term impacts – Disturbance Low risk

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.

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.

Timing of works – Roof work should commence 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.

In the unlikely event bats are found during works. The area should be carefully covered and work stop until the batworker can attend to assess the appropriate way forward.

A compensatory bat box (Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing. The box should be positioned at +4m on a south east facing tree trunk.

Bat boxes will remain on site as part of proposed biodiversity enhancement.

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.