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

Reasonable Avoidance and Mitigation Measures

Laneside Barn,
Grindleton Road,
Grindleton,
BB7 4QN

31.05.2024

Report prepared by:
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Executive summary

In May 2024 Batworker consultancy was commissioned to undertake a follow up bat roost assessment of Laneside Barn, Grindleton Road, Grindleton, BB7 4QN to assess the potential for impact on protected species.

Previous surveys had recorded no evidence of bats using the barn. Static bat detector monitoring was carried out from 21st August to 2nd September 2019. Emergence surveys have been carried out on 20th August 2019 and 8th September 2023.

No bat emergence was recorded from the barn during the surveys and static monitoring recorded no activity to suggest bats roosting within the barn.

No evidence of nesting birds was observed. No evidence to suggest use by barn owls, such as urea splashing, discarded feathers or owl pellets were observed.

Static bat detector monitoring has been carried out between 20th and 29th May 2024. One emergence survey has been carried out by surveyors equipped with infrared video cameras and infrared illumination as night vision aids.

One emergence survey was carried out on 30th May 2023. Activity was characterised by low levels of foraging Common Pipistrelle bats. No bats were observed emerging from or returning to roost within the building.

Survey effort is considered appropriate to characterise the roost potential of building and that the presence of a significant or low conservation value bat roost is unlikely on site.

"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.

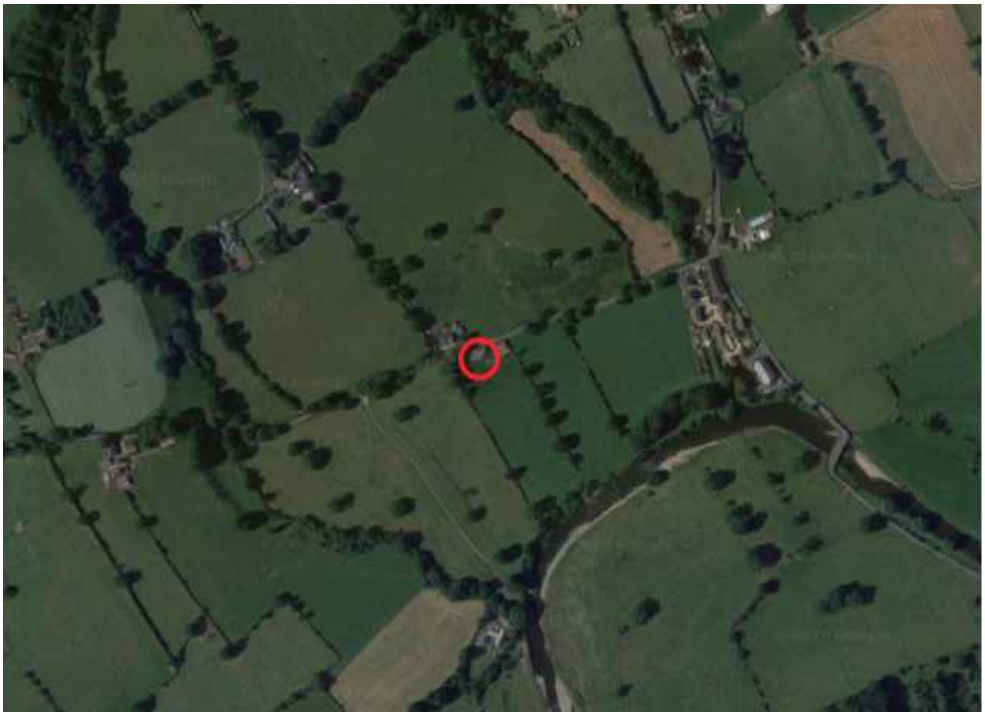
It is considered unlikely that low conservation value roosts are present within the building, however reasonable avoidance measures are recommended within this report.

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
Laneside Barn, Grindleton Road, Grindleton, BB7 4QN
NGR: SD7569345050

Site Layout



The property is located in a rural position with surrounding habitat dominated by improved and semi improved grassland. Hedgerows and mature trees on field boundaries provide connectivity to the wider landscape. Approx 300m to the south of the barn is the River Hodder

Overall foraging potential for bats can be considered high.

Survey summary and site assessment

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

The surveyor has previously surveyed the property and recorded no evidence of bats using the barn. Static bat detector monitoring was carried out from 21st August to 2nd September 2019. Emergence surveys have been carried out on 20th August 2019 and 8th September 2023.

No bat emergence was recorded from the barn during the surveys and static monitoring recorded no activity to suggest bats roosting within the barn.

Bat record data: records were obtained from Magic.gov.uk. A search of the MAGIC website revealed one bat EPS licence applications within a 1km radius.

EPSM2012-4959 17/10/2012 Common Pipistrelle, Whiskered and Daubenton's Destruction of a breeding roost.

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	20.05.2024	1 Hour
Static Detector Monitoring	20-29.05.2024	Sunset to Sunrise.
Emergence Survey	30.05.2024	2 Hours

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

The property consists of a traditional stone built barn with double pitched slate roof.

Areas of missing or lifted slates are present on both sides of the double pitched roof, gaps are present below ridge tiles. Gaps were noted to have increased since previous surveys allowing considerable light and water penetration at the ridge.

Some crevices in external walls are present, however examination by endoscope suggested these were too shallow for use by bats.

No loft space is present, the roof is unlined. Beams and joists are hand cut.






Visual Inspection - Bats

Buildings on site were surveyed with no physical evidence of bats being recorded during inspection. The barn is open, with multiple horizontal surfaces, however no evidence of bats in the form of droppings, feeding remains or urine splashing was observed.

Visual Inspection – Barn Owls and other nesting birds

No evidence of nesting birds was observed. No evidence to suggest use by barn owls, such as urea splashing, discarded feathers or owl pellets were observed.

Emergence Survey 30th May 2024

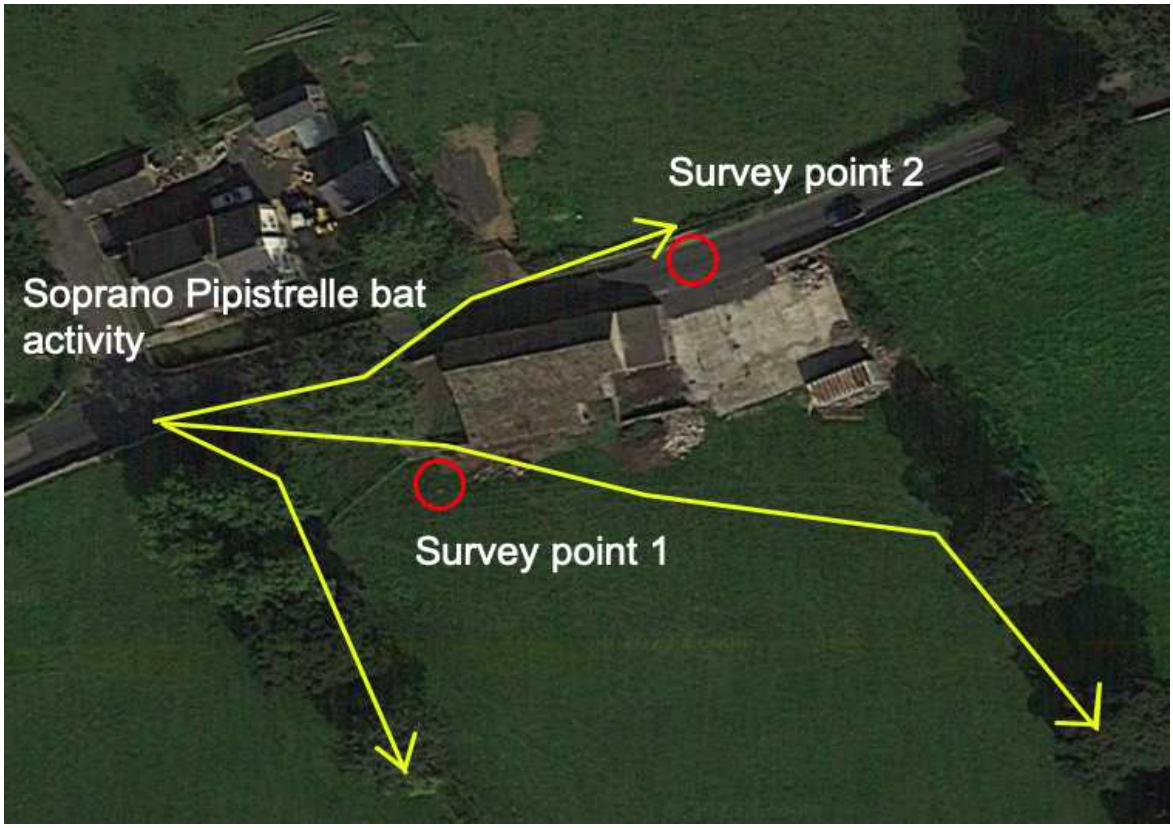
Start Temp: 15.2c Finish Temp: 13.7c 30% Cloud cover. Wind: Bft 0. Precipitation 0
Start: 21.10 Sunset: 21.26 Finish: 22.56

Surveyors equipped with Anabat Walkabout and Anabat Scout full spectrum detectors aided with Nightfox Whisker HD video cameras with infrared flood and spot lights were positioned around the building to monitor for emerging bats.

Recorded bat calls were analysed post survey using Anabat Insight software. Video footage was reviewed on a 42” 4K monitor at realtime post survey.

Between 21.45 and 22.18 Soprano Pipistrelle bats were recorded commuting through the site to forage in trees to the west. Timings were consistent with bats emerging from a nearby roost.

No bats were recorded emerging from the building.



Survey Summary

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 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.

Timing of works

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

Work to affected roof areas will take place under supervision, with the batworker 'on call'.

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

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

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. 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.

Proposed position of bat box

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.