

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

Reasonable Avoidance and Mitigation Measures

**Nappa Manor Barn,
Off A682,
Nappa,
BD23 4LT**

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BACKGROUND INFORMATION

Executive summary

This Method Statement supports proposed plans for the residential conversion of an existing barn and associated outbuildings at Nappa Manor Barn, Off A682, Nappa, BD23 4LT.

A preliminary roost assessment on 7th July 2020, supplemented by eight nights static detector monitoring from 7th - 14th July 2020, recorded bat activity suggestive of bats emerging from and returning to roost throughout the monitoring period with activity of common pipistrelle, brown long eared and myotis sp bats being recorded.

Activity surveys in the form of emergence surveys (31st August and 22nd September 2020) have identified that the barn is being used by a small maternity roost of brown long eared bats and individual roosting common pipistrelle. A further activity survey will be carried out in May/June 2021 in order to support a Natural England EPS mitigation licence.

It is considered that survey effort to date has been sufficient to characterise the roost for EPS mitigation purposes.

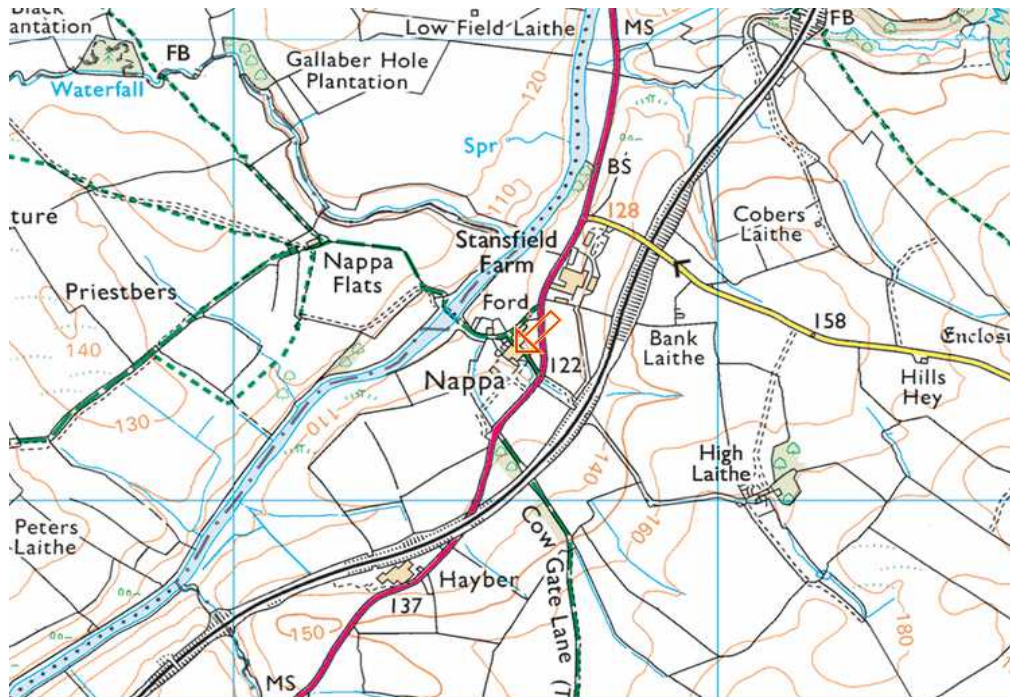
The brown long eared bat maternity roost is of medium conservation value and it is proposed that a bat loft created within a proposed outbuilding will provide an appropriate level of compensatory roost, in line with EPS licence requirements, whilst works are carried out.

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

Nappa Manor Barn, Off A682, Nappa, BD23 4LT
NGR: SD8558253343



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) website revealed no bat EPS licence applications within a 1km radius.

The property lies within a risk impact zone for Pan Beck Fen SSSI, however the development falls outside of relevant risk impact categories.

The property is located within a rural area with surrounding habitat dominated by semi improved grassland with remnant hedgerow present on field boundaries. Deciduous tree cover to the north of the site offers some connectivity to the River Ribble and wider landscape. Bat foraging potential was assessed as moderate.

Survey Summary.

A preliminary roost assessment on 7th July 2020, supplemented by eight nights static detector monitoring from 7th - 14th July 2020, recorded bat activity suggestive of bats emerging from and returning to roost throughout the monitoring period with activity of common pipistrelle, brown long eared and myotis sp bats being recorded.

Two surveyors observed the building for bats emerging following timings and methodology from published national guidelines.

Activity was recorded using Anabat Walkabout and Anabat Scout full spectrum bat detectors, supplemented with 'nightshot' Sony SR5 and Canon XA25 video cameras with infrared illuminators. Bat calls were analysed using Analook Insight software post survey.

Activity surveys in the form of emergence surveys (31st August and 22nd September 2020) have identified that the barn is being used by a small (5-8 bats) maternity roost of brown long eared bats and individual roosting common pipistrelle.

It is considered that survey effort has been sufficient to characterise the roosts present.



Red circle indicates position of roost. Red indicates direction of emergence.

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).

Interpretation of results

A small number (5 - 8) of brown long eared bats were identified emerging from behind ridge timbers and free flying within the barn before emerging to forage. The number of long eared bats observed is typical of a small maternity roost. An individual common pipistrelle bat was observed emerging within the barn and social calling in song flight along the lane to the north of the barn.

Survey effort is considered of a sufficient level to provide data to characterise the roost type of the building and inform suitable mitigation. The roosts observed are of common bat species and the maternity roost is of medium conservation value.

Mitigation in the form of timing of works and a compensatory bat loft is an appropriate approach to roost compensation commensurate with that expected by Natural England for the purposes of licencing.

Whilst it is possible that further survey work may identify further roosts, it is considered that these will likely consist of small day roosts of common species, low conservation value and bat boxes will be suitable compensation.

Current Natural England guidance on "Protected species licences: when to include a reasoned statement with your application"

(<https://www.gov.uk/government/publications/reasoned-statement-to-support-a-mitigation-licence-application/protected-species-licences-when-to-include-a-reasoned-statement-with-your-application>) states - you don't need to include a reasoned statement where bats and their roosts will be affected by: housing developments of less than 1 hectare, including: existing buildings and associated structures that may need to be demolished before redevelopment takes place (whether domestic dwellings or other types of buildings).

A further activity survey will be carried out in early 2021 (May/June) in order to support a Natural England EPS mitigation licence.

Impact Assessment

Short-term impacts: disturbance

Low risk: Roof stripping will be undertaken by hand and under supervision following installation of compensatory roost boxes.

Long-term impacts:

Roost loss: No impact on a local bat population.

Long-term impacts:

Fragmentation and isolation: minimal, 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

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.

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 two crevice box) will be placed on trees on site prior to work commencing and will be used to house any bats found during works.

Timing of works - No work will take place until a Natural England EPS development licence is in place, following further supporting survey effort.

Work to affected roof areas will take place between October and March on days when the temperature is +5c. A visit by the batworker prior to works commencing will confirm absence of bats in the affected areas.

Removal of roof slates will be carried out by hand and under supervision.

Mechanical demolition of any building will only take place once it has been confirmed as clear by the batworker.

Type 1F roofing felt to be used to line compensatory bat loft within outbuilding.

Two bat access tiles to be located on south western roof face.

A copy of the Method Statement should be available to site / project managers in advance of any works being carried out.

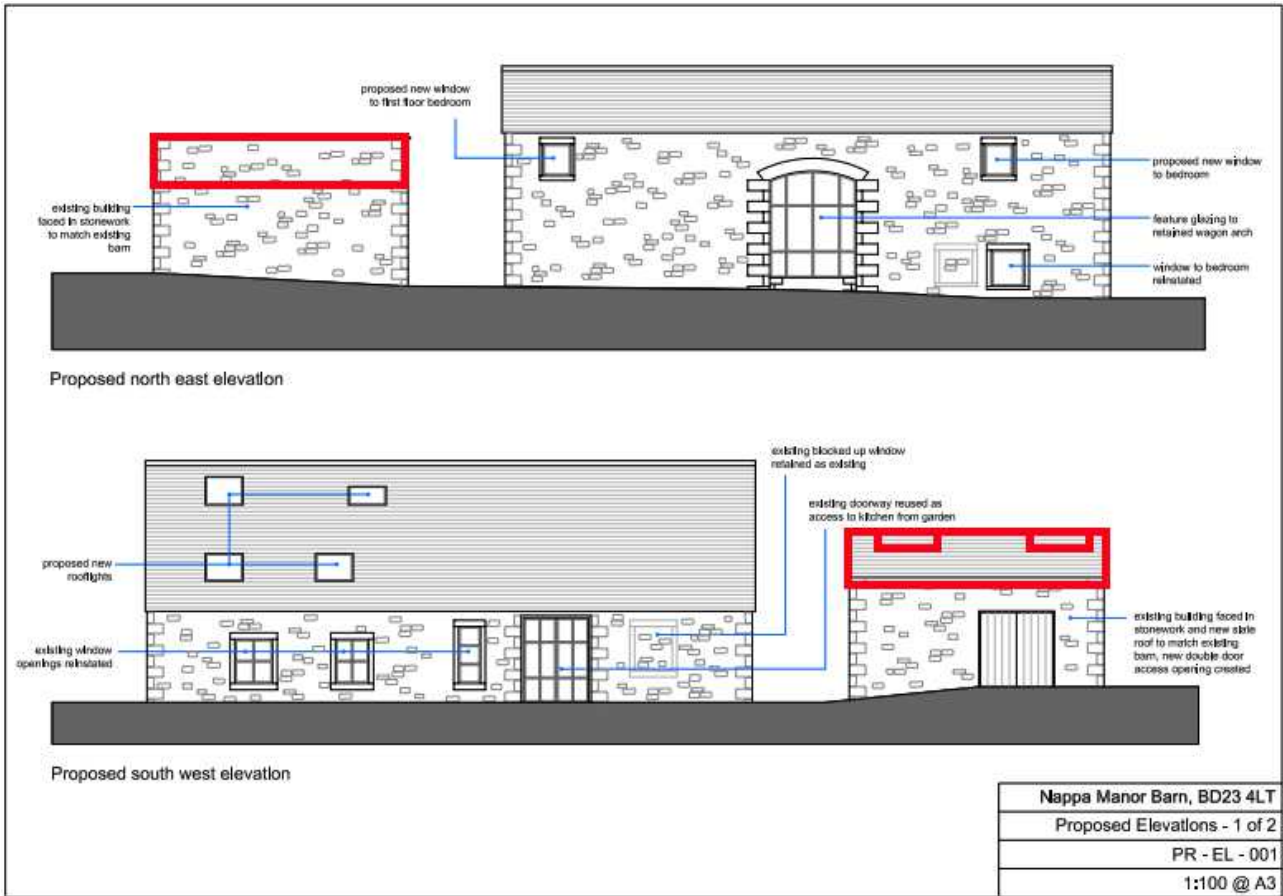
The existence of a Method Statement helps to establish a defence against prosecution for intentional (WCA), deliberate (Habitat Regulations.) or reckless (WCA) disturbance of bats or damage to roosts. All work should take place under the supervision of the ecologist.

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.

Location of mitigation bat roost.

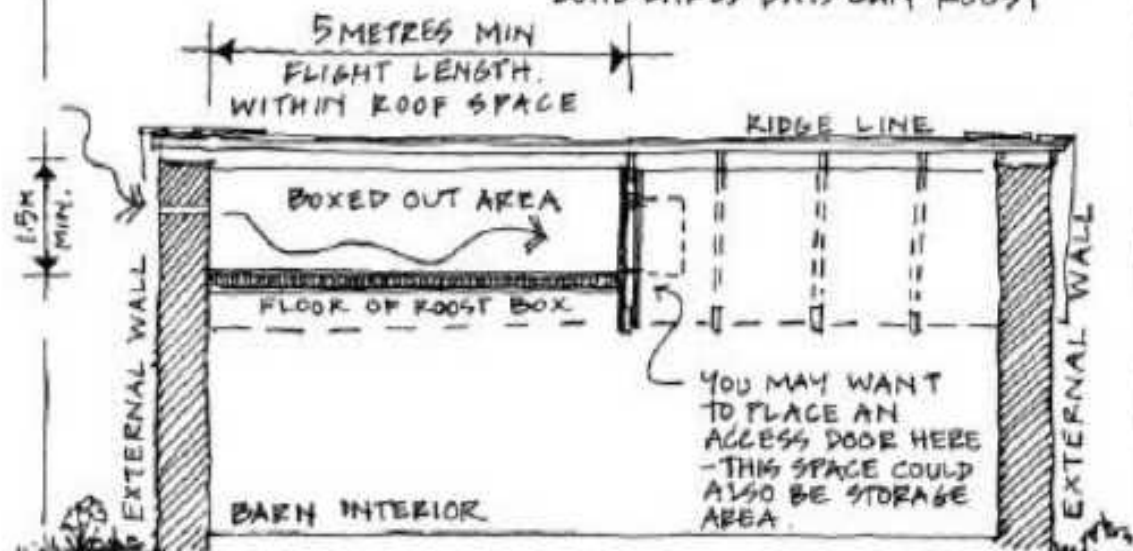


Proposed bat loft within outbuilding. With location of bat access tiles marked.

ROOF SPACE ROOST FOR LONG EARED BATS

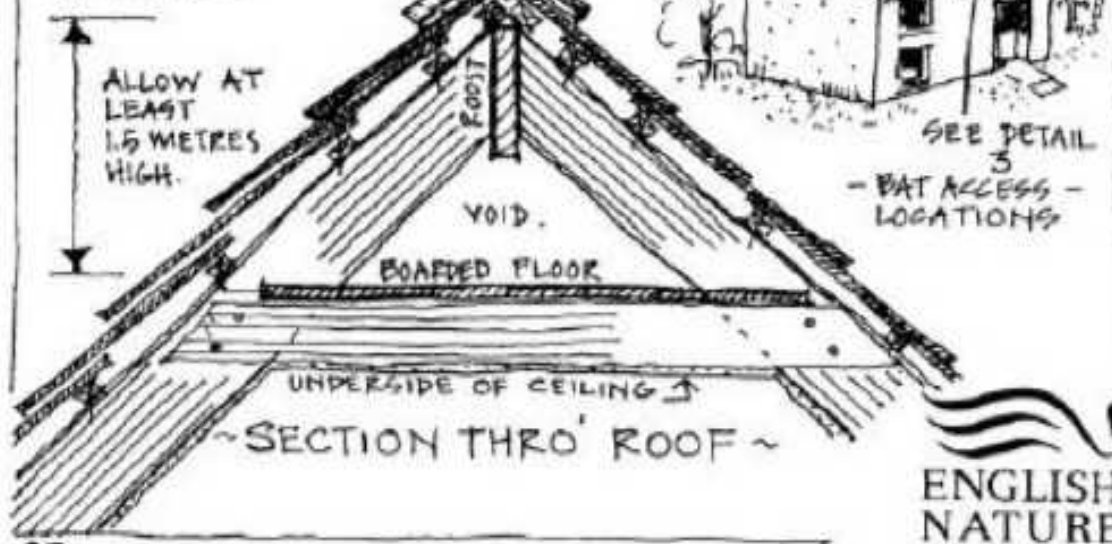
DETAIL 8

- BOX OUT SECTION OF ROOF UNDER THE RIDGE BEAM WHERE LONG EARED BATS CAN ROOST



~ SECTION THROUGH BARN ~

- BATS GAIN ACCESS TO ROOST BOX VIA GABLE END WALL



~ SECTION THRO' ROOF ~

ENGLISH
NATURE

BAT ACCESS 'SLATE'
DETAIL 1B
 (WITH ACCESS TO ROOF VOID)

