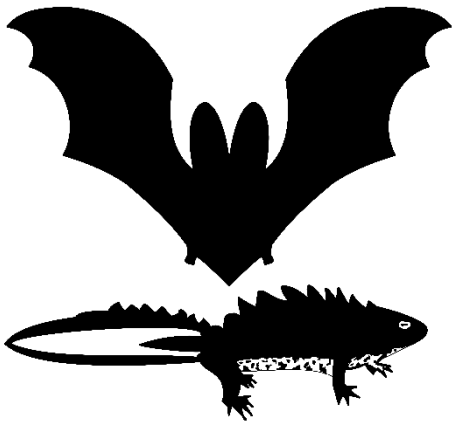




AEWC Ltd

Animal Ecology & Wildlife Consultants

Bat Non-licence Method Statement

47 Grove Road

**Emmer Green
Berkshire
RG4 8LJ**

Brigitte de Coriolis

**20-043-MS
October 2020**

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Contents

Summary	3
1 Introduction.....	4
2 Constraints/Limitations	5
3 Mitigation	6
4 Procedure to follow in the event a bat is found on site at unsupervised times.....	8
5 References	8



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Summary

- AEWC Ltd were commissioned by Raja Gundala to undertake an updated bat survey of 47 Grove Road in order to inform the EPS licence application for the proposed renovation and extension works.
- A bat survey was conducted on the site on 28th August 2020 by Brigitte de Coriolis, Natural England licenced bat ecologist, to assess the site for its current suitability to support bats and to inform a mitigation strategy.
- No bats were recorded to be roosting on site during the bat survey, however previous surveys of the site in 2018 confirmed the presence of day roosts for common and soprano pipistrelle and historic evidence of long-eared bat.
- A bat method statement is provided within this report allow groundworks to commence, this must be followed to allow this phase of the development to proceed lawfully.
- Any works that will impact any areas of the roof or hanging tiles on the house, or the roof of the garage, must wait until the site has been registered for a Bat Mitigation Class Licence to avoid an offence being committed.

This report has been prepared by AEWC Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the Professional Guidance and 'Code of Professional Conduct' issued by the Chartered Institute of Ecology and Environmental Management (CIEEM). We confirm that the opinions expressed are our true and professional bona fide opinions.

1 Introduction

- 1.1 This method statement is designed to ensure that bats are not detrimentally impacted by demolition works on the site, there is no loss of ecological viability and the favourable conservation status of the species in the local area is not affected by the proposed development.
- 1.2 A detailed bat survey was conducted on the site in 2018 by John Wenman Ecological Consultancy. A preliminary assessment in January 2018 identified features with bat roosting potential and identified three old droppings typical of long-eared bats (*Plecotus sp.*) within the loft void. Two emergence and one re-entry survey carried out in June-July 2018 identified one common pipistrelle (*Pipistrellus pipistrellus*) and one soprano pipistrelle (*Pipistrellus pygmaeus*) emerging from the property.
- 1.3 An updated bat survey carried out on 26th August 2020 by AEWC Ltd confirmed features with bat roosting potential still present beneath lifted roof and hanging tiles. No droppings were identified within the loft void and no bats were recorded to emerge from the building.
- 1.4 The building supports a confirmed day roost for individual common and soprano pipistrelle bats with historic evidence of use by an individual long-eared bat.
- 1.5 The building is unoccupied and in poor condition. The proposals are for extension and refurbishment, and include a single-storey extension to the rear (southern) elevation of the house, and a single-storey extension to the front (northern) elevation of the attached garage, with a first floor added above part of the existing garage footprint only, to be tied in to the western hip of the roof. The existing chimney will be removed.

Aims and Objectives

- 1.6 The aims of the site visit were to:
 - Assess the current status of the site with regard to bats; and
 - Provide up-to-date information on which to base the ecological mitigation strategy for bats.
- 1.7 The objectives of this report are to:
 - produce a method statement outlining recommendations for suitable mitigation based on 2018 and 2020 surveys; and
 - outline which works can be undertaken under this method statement and which works must wait until after an EPS licence for bats has been granted.

Legislation

- 1.8 All species of bats are listed on *Schedule 5 of the Wildlife and Countryside Act 1981 (as amended)* which affords them protection under *Section 9, as amended*. They are also protected under the *Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019*. In combination, this makes it an offence to:
 - intentionally kill, injure or take (capture etc.);
 - possess;

- intentionally or recklessly damage, destroy, obstruct access to any structure or place used by a scheduled animal for shelter or protection, or disturb any animal occupying such a structure or place; and
- sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or advertise for buying or selling such things.

- 1.9 A roost is defined as ‘any structure or place which a bat uses for shelter or protection’. As bats tend to reuse the same roosts, legal opinion is that a roost is protected whether or not bats are present.
- 1.10 Any disturbance of a bat occupying a roost can lead to prosecution. Disturbance can be caused by noise, vibration and artificial lighting. Penalties for breaking the law can include fines of £5,000 per bat, imprisonment and the seizure of equipment.
- 1.11 Furthermore, seven bat species (barbastelle, Bechstein’s, noctule, soprano pipistrelle, brown long-eared, lesser horseshoe and greater horseshoe) are also Species of Principal Importance in England under *Section 41* of the *Natural Environment and Rural Communities Act 2006*.

2 Constraints/Limitations

- 2.1 Bats are difficult to locate in large structures, with so many potential roosting areas, particularly in inaccessible areas such as large buildings, finding the exact roosting site can be difficult, especially male/single bat roosting sites. It should be noted that it is not always possible to identify bat presence by examining externally around buildings as poor weather conditions may have washed away droppings which were deposited on exposed surfaces.
- 2.2 Bats can have seasonal use of buildings and being so mobile may arrive and start using a site after it has been surveyed, or roost somewhere else during the period it was surveyed. For this reason, bats may potentially be present but remain undetected, particularly during daytime assessment.

3 Mitigation

Works under Non-Licence Method Statement

- 3.1 The proposed programme of works is to begin on site in October 2020 starting with the groundworks for the two areas of extension. Brickwork for the southern house extension will commence November 2020 until January 2021, and for the northern garage extension January – February 2021. Internal refurbishment works will be ongoing from November 2020 until completion in May 2021. These works can all be carried out under this non-licence method statement provided the mitigation detailed below is strictly adhered to.
- 3.2 When works commence, a licensed bat worker will provide a toolbox talk for all workers on site, detailing the mitigation to be followed during this stage of the development and the procedure to follow in the unlikely event a bat is found during works (detailed below).
- 3.3 Artificial lighting has the potential to disturb any bats present roosting within the existing building and may not be used to illuminate any area of the existing building until an EPS licence has been issued.
- 3.4 No equipment or materials may be stored, or scaffolding erected, against or near to the roof or hanging tiles on the existing house or garage that may obstruct any access points to roosts in this building. This applies for the entire duration of this stage of the development.
- 3.5 If in the unlikely event a bat is found present during the works being conducted on the site at any time, then a licenced bat consultant must be contacted immediately and the procedure to follow in the event a bat is found present must be followed.

Works under EPS Licence only

- 3.6 Works to any areas with potential for bats can only be undertaken once the site has been registered on the Bat Mitigation Class Licence. This includes the roof, the eastern gable tile hangings and northern bay window tile hangings on the house, and the roof of the garage.
- 3.7 The proposed chimney removal will impact on the roof of the house, which is also proposed for repair/replacement. The upper floor extension above the garage will require removal of the existing garage roof to facilitate this. These works will impact on known bat roosts and areas with identified potential for bats and therefore cannot be carried out until the licence has been issued. These works must also be carried out outside of the bat hibernation period (November to February inclusive) and have been scheduled for March 2021.
- 3.8 Prior to works commencing the store must be fully inspected by a licensed bat ecologist to check for presence of bats.

- 3.9 When works commence, a licensed bat worker will provide a toolbox talk for all workers on site, detailing the mitigation to be followed during this stage of the development and the procedure to follow in the unlikely event a bat is found during works (detailed below).
- 3.10 All areas with potential for bats will be soft-stripped under direct supervision of the licenced ecologist, able to handle and check any bats found and move them to a safe place. This will include any areas of roof tiles or hanging tiles that require removal as part of the development.
- 3.11 Stripping must only be conducted when the air temperature is sufficiently high (at least 8°C) and in the absence of strong wind and rain, so as to not risk harming bats which may be found.
- 3.12 Lighting, especially any relating to high-powered floodlights, throughout the site will need to be agreed with the licenced bat ecologist to ensure there is no impact on bats present or an offence may be committed.
- 3.13 Due to the presence of bat roosts in the building it is important that the roofing underlay used in the construction of all new and existing buildings is Bitumen Type 1F (with a hessian Matrix). Polypropylene filaments used in the manufacture of modern underlays are known to entangle and kill bats and warranty can be invalidated; therefore they cannot be used on sites with EPS licences for bats and must not be used in any buildings on this site.
- 3.14 If in the unlikely event a bat is found present during the works being conducted on the site at any time, then a licenced bat consultant must be contacted immediately and the procedure to follow in the event a bat is found present must be followed.

Compensation, mitigation and monitoring

- 3.15 A bat box suitable for crevice-dwelling bat species will be installed prior to roof works commencing, to serve as a safe place to relocate any bats found during soft-stripping works and will be retained following development.
- 3.16 Access points under roof and hanging tiles on the existing house will be retained or replaced as part of the development. Additional access points will be incorporated into the new extensions under roof tiles. If handmade clay tiles are used, this may provide additional natural access points.
- 3.17 Lighting around any new buildings should be sensitively designed and should not illuminate replacement roosting areas or access points, notably the car port.
- 3.18 The above mitigation will ensure that there is no loss of ecological availability and the favourable conservation status of the species is not detrimentally affected.

4 Procedure to follow in the event a bat is found on site at unsupervised times

- 4.1 Bats are present within the vicinity of the site and may be found at any location on, in or around the buildings. Bats are protected species, and these procedures must be followed to avoid committing an offence.
- 4.2 When a bat is found at any location around the site DO NOT TOUCH unless necessary for the safety of the bat.
- 4.3 If the bat was uncovered in a roosting location carefully replace covering ensuring the bat is not crushed or harmed. If this is not possible cover the animal with a loose covering.
- 4.4 Stop all work at that area and the immediate vicinity. Work may continue at other areas around the site.
- 4.5 Call the AEWCLtd licenced project bat ecologist Daniel Whitby 07764813002 or call the office on 08452 505585, or licensed ecologist Annika Binet 07528 956486.

5 References

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