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**Method Statement, Minor Common Pipistrelle Roost, 15 Brooklands Road,
Holcombe Brook, Bury. BL0 9SW
Consultant- Martin Prescott (lic. no. 2015-15466-CLS)
Contents**

It is proposed to extend this dormer bungalow by adding a complete first floor, and works are likely to have a deleterious impact on bats present unless mitigation measures are taken.

Surveys in April and May 2022 confirmed the presence of a minor roost of Common Pipistrelle, see accompanying report.

The last survey, 29th May, was carried out during the maternity season. No signs of any numbers of bats or droppings were found, therefore a maternity roost can be discounted. The disturbance of bats or obstruction or destruction of their roosts is a criminal offence unless it is legalised by means of a **European Protected Species Mitigation Licence**. In order to obtain a licence there must be:

A “Imperative reasons of overriding public interest (IROPI) including those of a social or economic nature and beneficial consequences of primary importance for the environment”

B No satisfactory alternative that will cause less harm to the species

C The activity must not harm the long-term conservation status of the species

In this case foraging habitat is not anticipated to change, but work will destroy the roost and the final state of the buildings must provide suitable alternative roosts to the one found to be present in April and May 2022.

This method statement will form the basis of the EPSM licence application.

“Do Nothing Option”

The option of leaving the roost as it is not feasible as the building is too small for a growing family and extension is required to make the building more suitable as a family home.

Roost Replacement

Common Pipistrelles were present in very low numbers (probably only one bat) as a minor roost and mitigation by creating gaps under soffits leading into a box within the soffits will be sufficient. See plans and diagrams below.

These roosting facilities are sited as close as practicable to the detected roost.

Other Mitigation

Timing

This is a transitory roost; therefore, timing of works is not critical, however, a bat box should be available, fixed to a nearby tree, in order to house any bats found as the roof and dormers are removed.

Impacts of work in progress, bat exclusion, materials

Bat exclusion will be carried out by soft demolition. Roofing and hanging tiles must be removed, by hand, under the direct supervision of a suitably licensed bat worker. Any bats found must be placed in a suitable container (if possible; occasionally bats will fly off) and transferred to a bat box (Schwegler 2F or similar) fixed to a nearby tree. The box must be immediately sealed with a rag or similar to prevent the bat from leaving the box in daylight and risking predation. The seal should be removed after the bat has been given time to settle, at least half an hour, to allow the bat to leave at dusk.

Replacement Roost

Any felting used near the new roost sites, i.e., any areas accessible to bats, must be of the traditional bituminous type as the fibrous type can entangle bats.

Post-works impacts

There must be no direct lighting of the new bat access points.

All replacement bat roosts must be maintained. Advice must be sought if maintenance is required. Bat entrances must not be blocked or obstructed, or allowed to be blocked or be obstructed, such as by vegetation.

Photos/Plans



P1 Loft 1, insulated floor, felt lining



P2 Loft 2, insulated floor, felt lining

Emergence/re-entry points



P3 Gaps at hanging tiles, front aspect



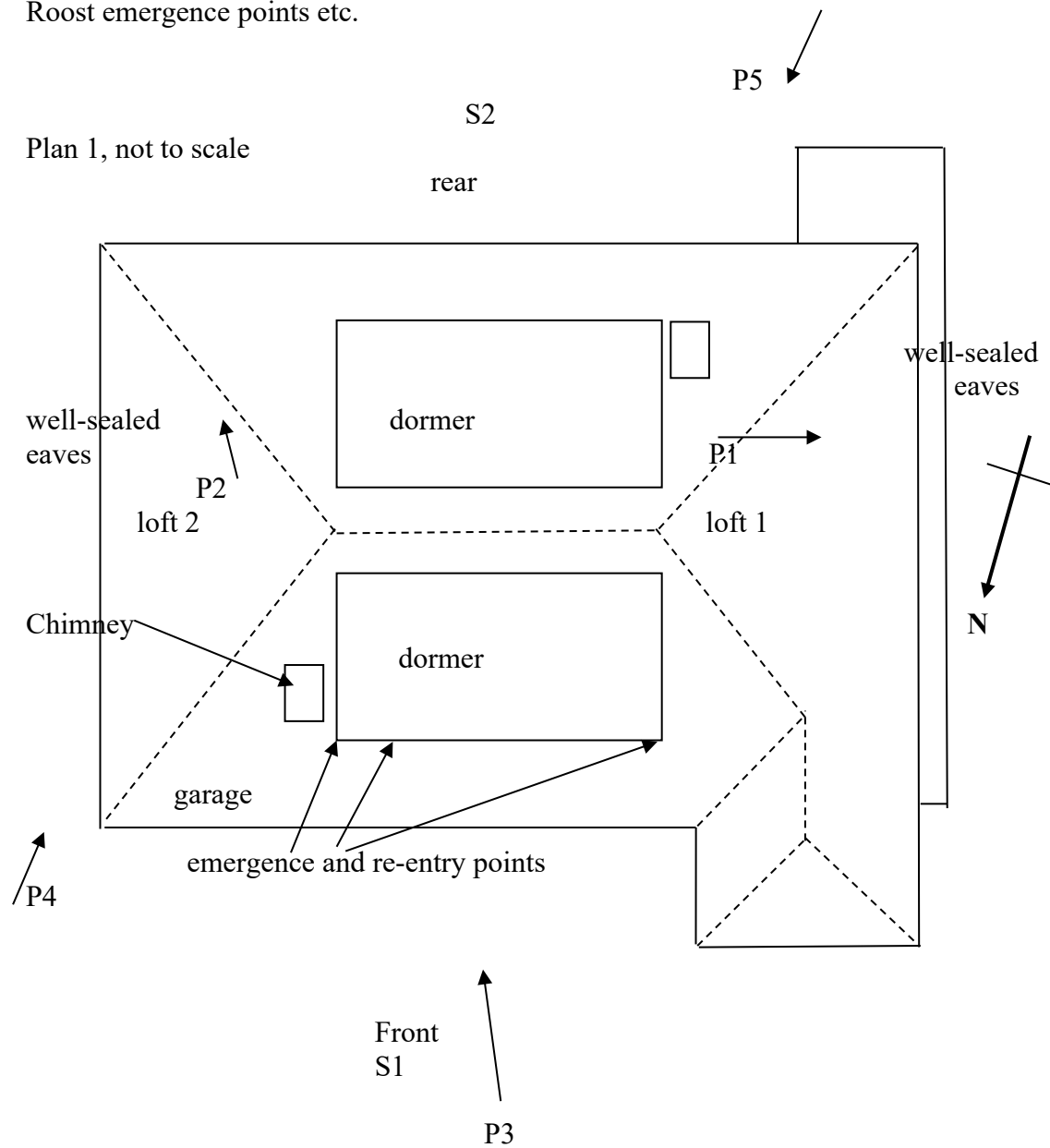
P4 Well-sealed eaves



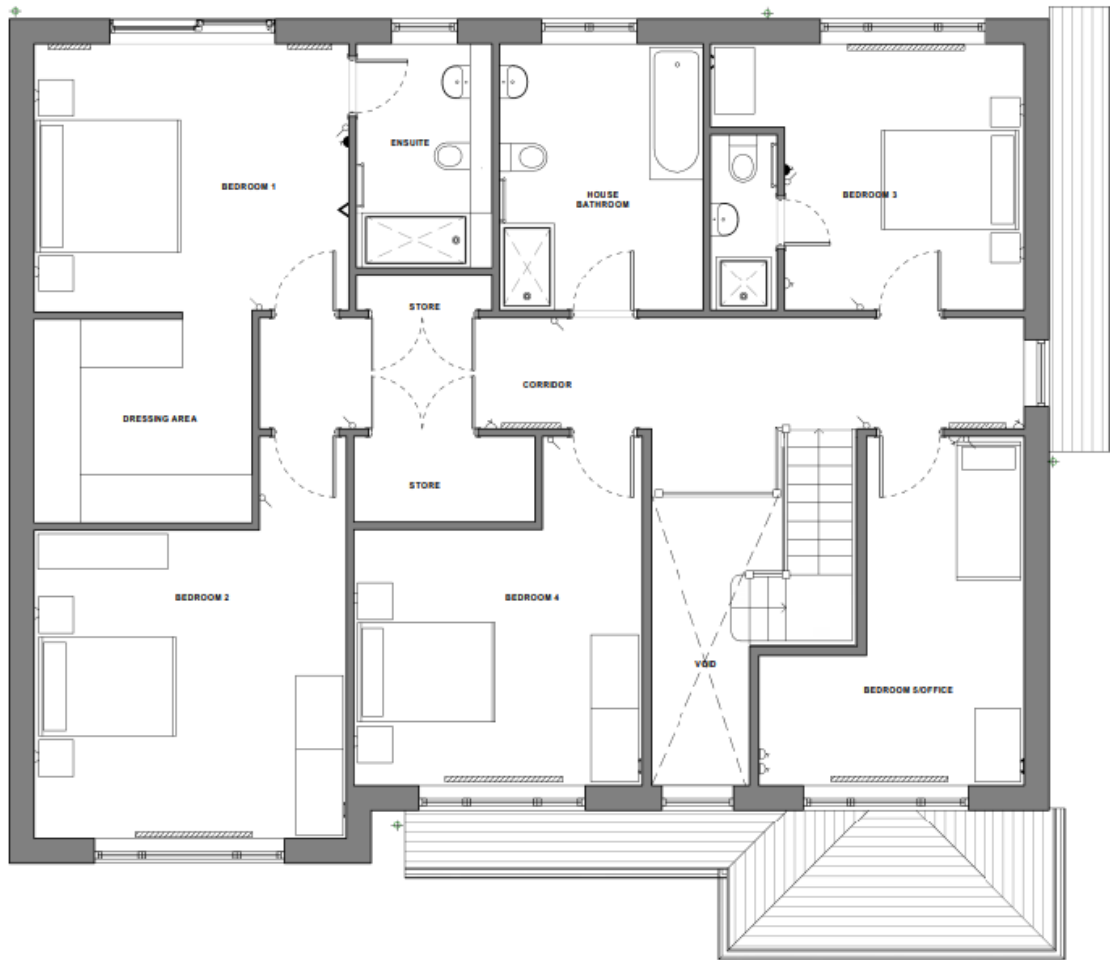
P5 Gaps at hanging tiles, rear aspect

Roost emergence points etc.

Plan 1, not to scale



P = photos
S = surveyors



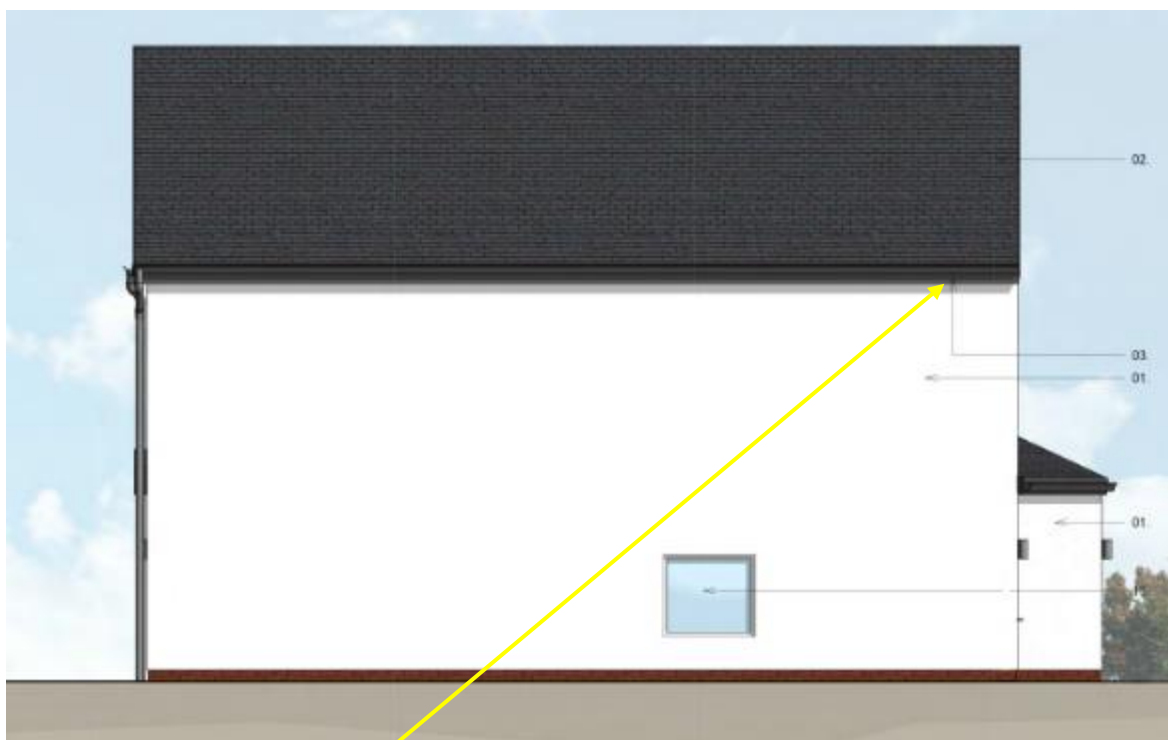
Plan of proposed first floor addition, requiring removal of bat roost in the dormer.



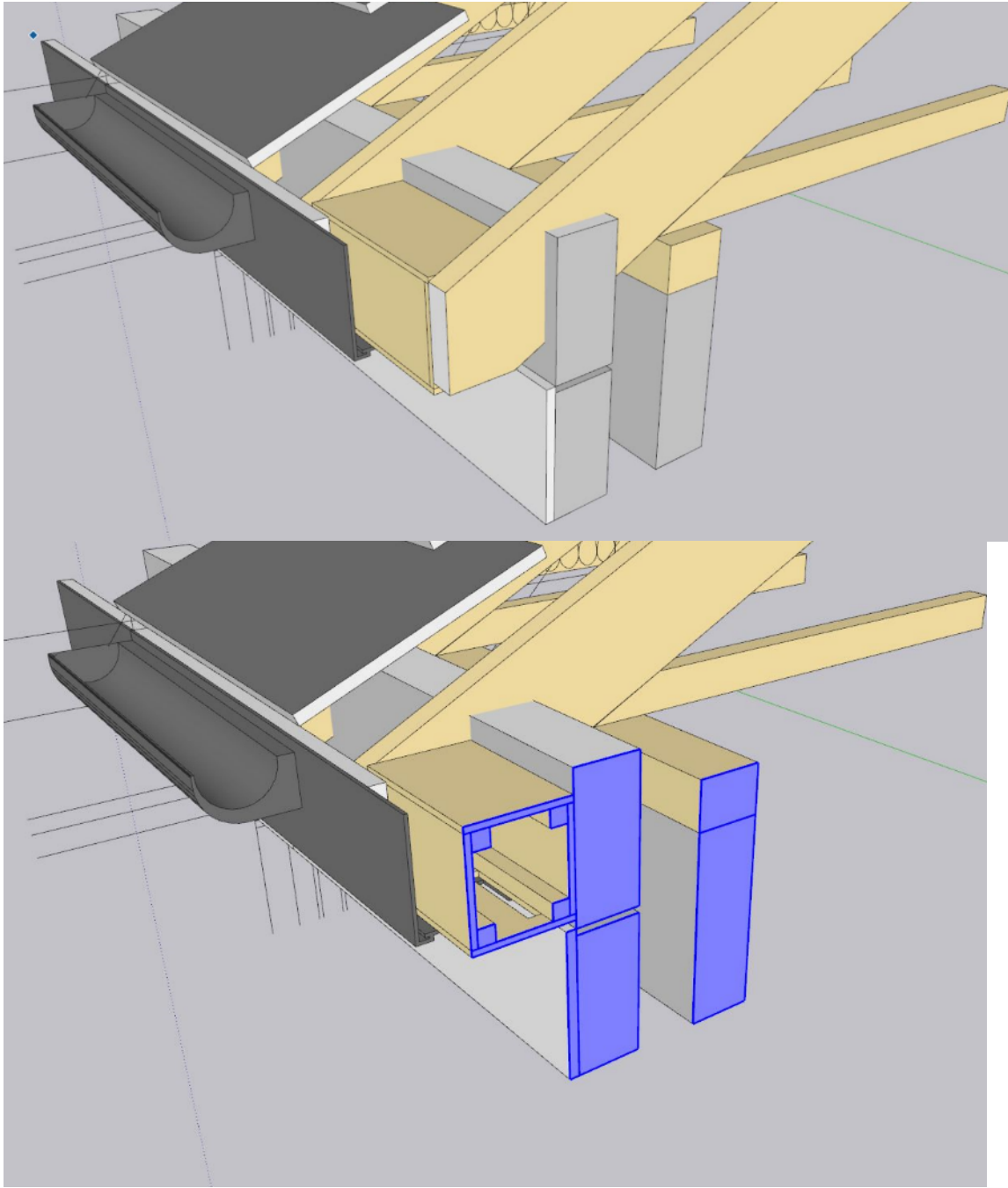
Overlay of present with proposed. Two proposed roost sites and detected roost sites. There will be similarities in both location and aspect.



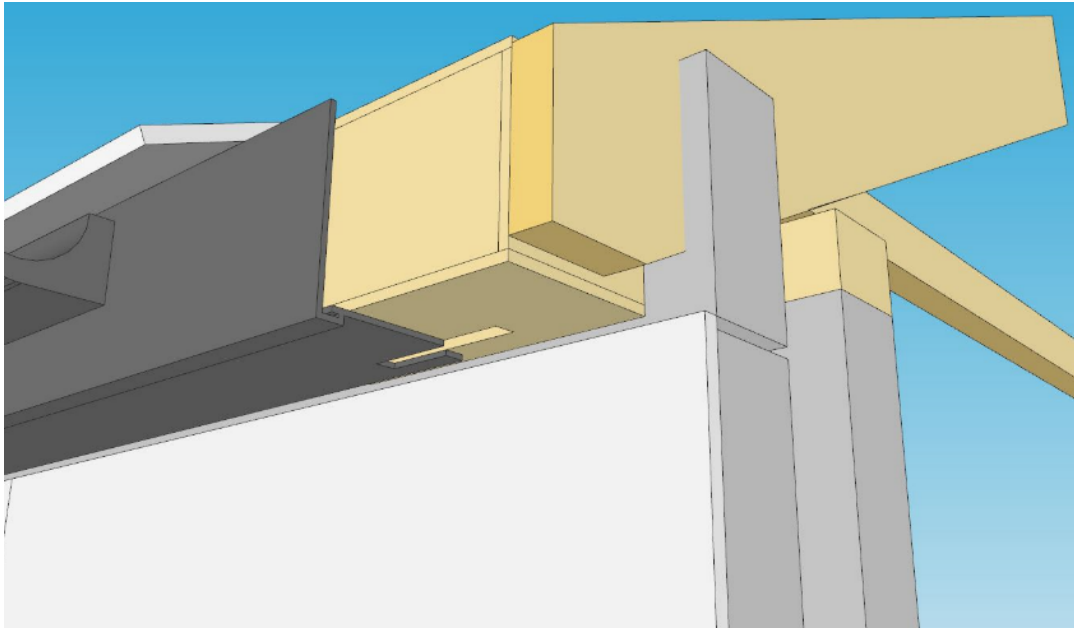
Proposed front elevation, indicative sites of replacement roosts, see below
 Bat access sited such that they are not directly above doors or windows.



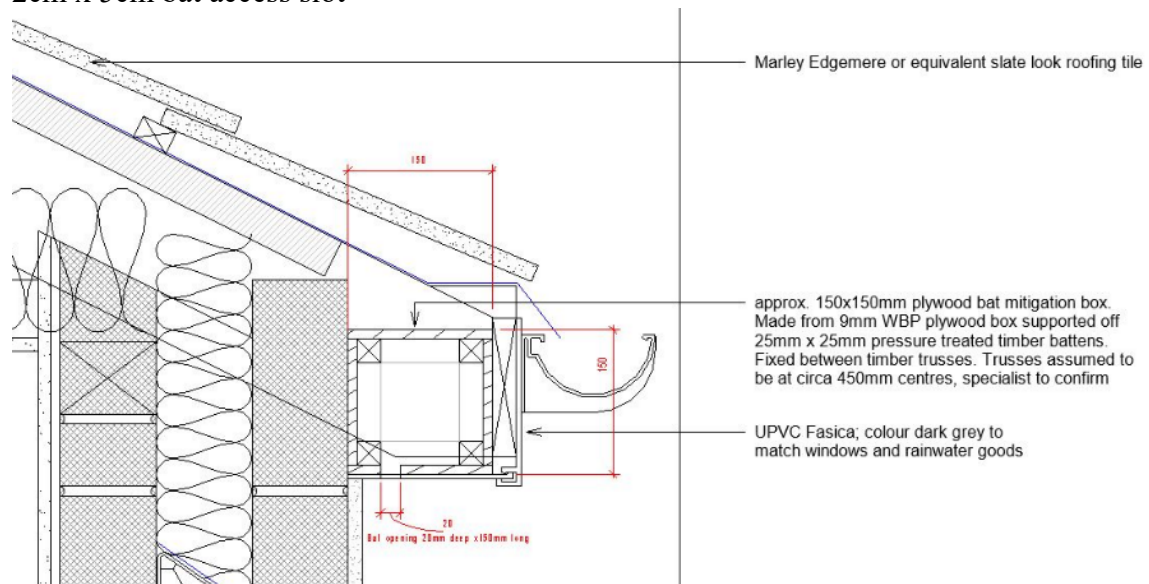
Proposed east elevation, indicative siting of bat roost in soffit (see below)



Indicative design of internal box within the soffit box. The box must be complete such that bats cannot access the treated timber of the roof construction. Obviously this will be adapted to the proposed site at the front gable to fit the slope.



2cm x 5cm bat access slot



Internal box of untreated roughened ply. If the ply has a smooth surface, roughening by creating shallow grooves at 1cm intervals with a saw will be sufficient for bats to grip the sides of the box.