School House
Green Moor
Wortley
Sheffield
S35 7DQ

John Poyner

21st May 2024

Dear John,

Subject: 58 Lumb Lane, Almonbury – Condition 4 – Bat Non-Licensed Method Statement

Introduction

Middleton Bell Ecology were commissioned by John Poyner to undertake update bat survey works and to produce a non-licensed method statement in relation to bats, to inform the residential conversion of a Grade II listed former barn. Together with the adjoining farmhouse this barn is known as Clay Hall in the listing. The purpose of the non-licensed method statement is to safeguard roosting bats and to address Condition 4 of the planning permission (2021/62/92999/W).

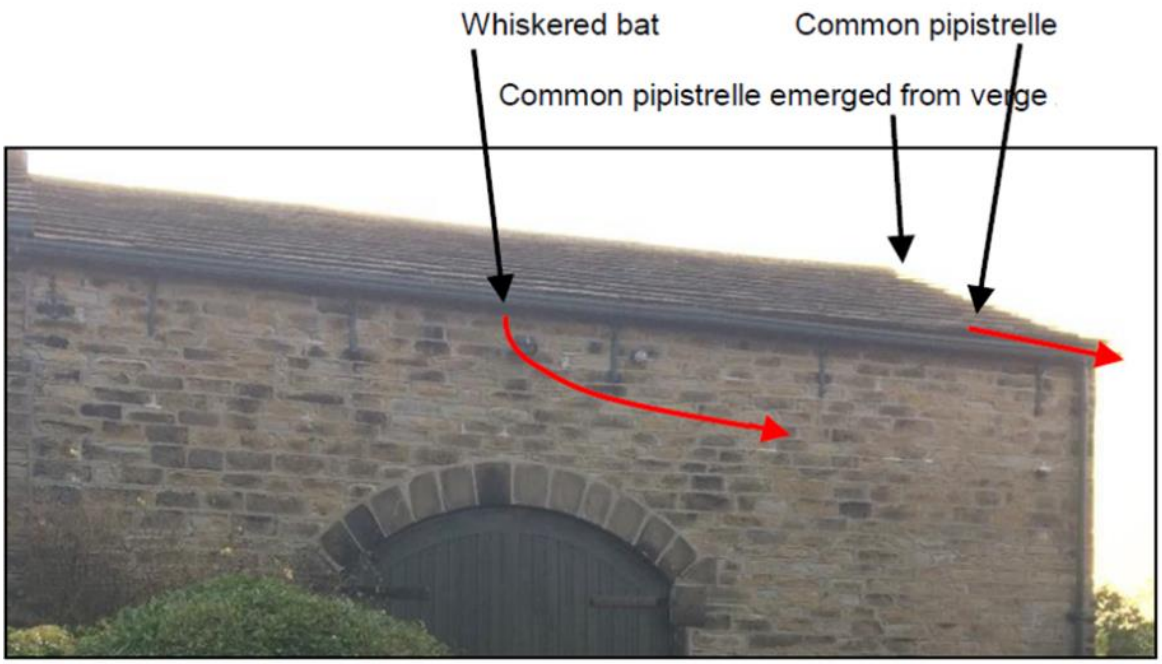
Draft Condition 4 states:

> *4. No development shall commence until a bat method statement, to be overseen by an appropriately competent person acting as an ecological clerk of works, has been submitted to and approved in writing by the Local Planning Authority. The method statement shall be informed by up-to-date bat surveys (no older than two appropriate survey seasons prior to submission). The appointed person shall undertake all activities, and works shall be carried out, in accordance with the details of the approved method statement throughout construction*

Historic bat survey works originally undertaken in relation to the scheme are documented within the original Bat Survey Report, produced by Middleton Bell Ecology and dated 23rd July 2018 (MBE, 2018). A daytime visual inspection and a programme of two nocturnal surveys, undertaken on 5th and 19th July 2018 recorded three bat roosting locations (one whiskered bat *Myotis mystacinus* day roosting location and two common pipistrelle *Pipistrellus pipistrellus* day roosting locations) in association with the surveyed barn (see Plate 1). All roost locations were used by a maximum count of one bat and all roost locations were recorded from the southeast roof pitch. It was concluded in 2018 that as the existing roof was to be retained during the development, it would not be necessary to obtain a bat mitigation licence to facilitate the development and instead works should be undertaken in accordance with a non-licensed method statement. This document should be read in conjunction with the 2018 Bat Survey Report.

Update bat survey works undertaken during May 2024 included a repeat internal and external visual inspection and a single update nocturnal survey. These surveys are detailed within this document.

Plate 1. Bat roost observations made during 2018 bat survey works



<u>Methodology</u>

Internal and external visual inspection

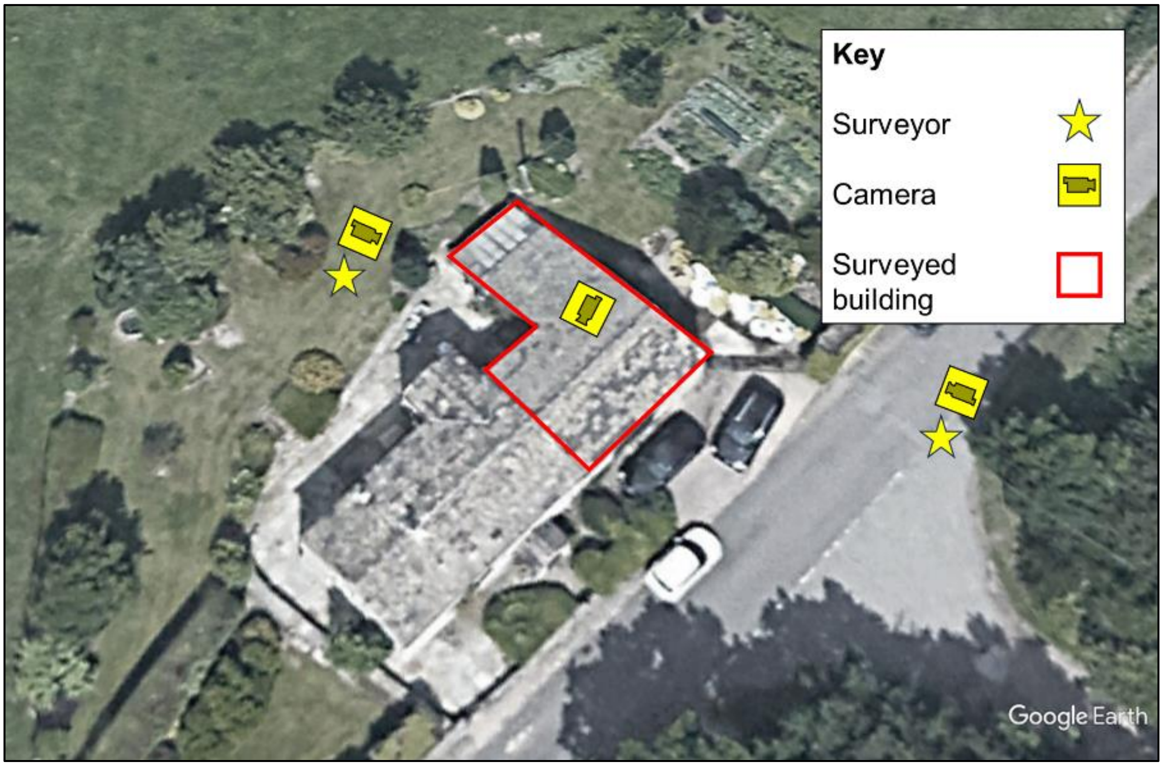
A repeat survey of the barn was undertaken on 14th May 2024 by Robert Bell (MCIEEM; Class license WML-A34-Level 4, 2016-25236-CLS-CLS).

This survey comprised a full internal and external inspection of the barn facilitated by scaffolding for the exterior inspection. The barn was searched for signs of roosting bats (i.e. live or dead bats, droppings, feeding remains, staining etc.) and potential bat roost locations within the structure were recorded (Collins, 2023).

Nocturnal survey

A single dusk emergence survey was subsequently undertaken by Robert Bell and Ian Wright (Class license WML-A34-Level 2, 2023-11218-CLS-CLS), also on 14th May 2024. During this survey the building was observed from 15 minutes prior to sunset until 1.5 hours after sunset. Surveyor positions are shown on Figure 1. A single Panasonic VX980 infra-red lit video camera and one Guide TK612 thermal camera were used to cover all sections of the exterior of the barn during the survey. Both surveyors used Wildlife Acoustics Echo Meter Touch detectors and iPods/iPads to sense and record bat echolocation and social calls. In addition a Canon XA10 infra-red lit video camera and Wildlife Acoustics SM4 bat detector were installed within the barn for the duration of the survey.

Figure 1. Nocturnal survey plan



Results

Internal and external visual inspection

The L-shaped C19th stone barn was unchanged from the condition recorded in the 2018 Bat Survey Report (MBE, 2018). The interior of the building was still in regular use for storage. No signs of bat presence were recorded from either the interior or exterior of the barn.

Plate 2. Eastern corner of barn - 2024

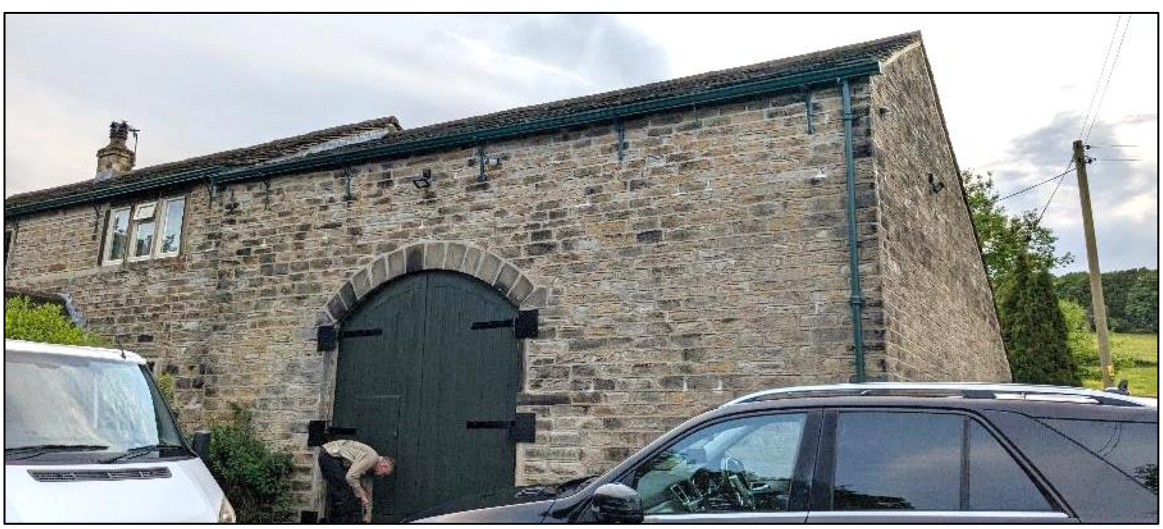


Plate 3. Southwest elevation of barn - 2024

Plate 4. Interior of barn - 2024

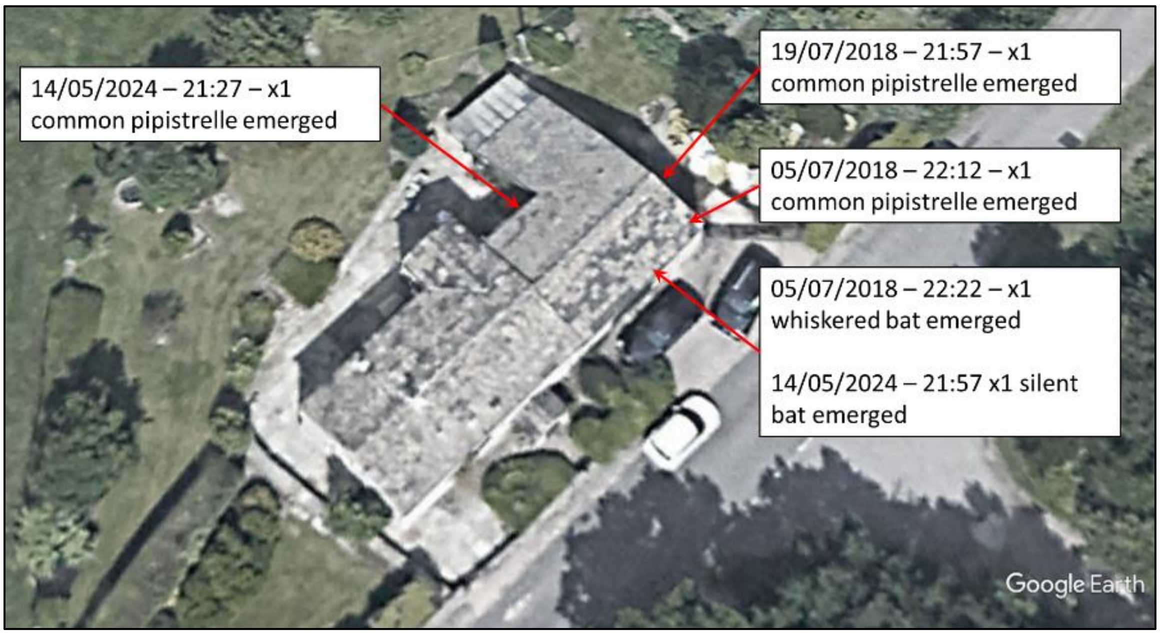
Nocturnal survey

The temperature during the dusk emergence survey was 15 ^{o}C, dropping to 14 ^{o}C during the survey. There was no wind with cloud cover dropping from 30 % to clear condition during the survey. The weather was dry throughout. Sunset was at 21:01

The first bat recorded during the emergence survey comprised a common pipistrelle, which emerged from the wall top on the northwest elevation at 21:27 (26 minutes after sunset) (see: https://youtu.be/uIyefgczHO0). This was followed at 21:57 (56 minutes after sunset) by a silent bat which emerged from the southeast elevation (see: https://youtu.be/k-vRkn11iJ0). The second emerging bat was roosting in a near identical location to the whiskered bat recorded in 2018 and consequently is likely to comprise a bat of the same species. No other bat roosting activity was recorded during this survey. No bat activity was recorded from the interior of the barn.

The first bat recorded comprised the emerging common pipistrelle. This species was recorded intermittently thereafter. The only other bat species recorded during the survey comprising probable whiskered bat passes, recorded at 21:54 & 22:04.

Figure 1. Bat roosting observations made across both 2018 & 2024 surveys



Assessment

The roosting situation remains largely unchanged from that recorded in 2018. No direct impacts to known bat roosts are foreseen as a result of the proposed development. Proposed Plans and Elevations for the development are included in Appendix 1 of this document. Although two skylights are to be installed in the southeast roof pitch, these are in locations away from the known roosts. Similarly, a new window to be fitted in the northwest elevation is to be located away from the common pipistrelle day roost, recorded from this elevation in 2024. No re-roofing works are considered necessary with the building quite recently re-roofed. Were re-roofing subsequently required then a bat mitigation licence would be necessary.

For the reasons outlined, direct impacts to roosting bats should be avoidable and through implementation of reasonable avoidance measures, it is considered that significant indirect impacts on roosting bats may also be avoided.

The non-licensed method statement is presented in Appendix 2 of this document. The purpose of the non-licensed method statement is to retain the known bat roosts and to avoid licensable impacts to these roosts or the bats they support. It is also proposed to enact measures to reduce the likelihood of harm to bats in other roost locations associated with the roof, in the unlikely event that such further roost locations are present.

The reasonable avoidance measures detailed in Appendix 2 include timing restrictions, the delivery of a toolbox talk to builders prior to any works to the exterior of the building and direct ecologist oversight of slate removal works during the skylight installation. The non-licensed method statement detailed in Appendix 2 is intended to be presented as a toolbox talk by a licensed bat ecologist to the building team undertaking the work.

The person responsible for overseeing the delivery of this method statement will be the client (John Poyner). Works are currently proposed to commence in Autumn 2024.

Should you have any queries in relation to the contents of this letter, please do not hesitate to get in contact.

Yours sincerely,

Redacted

Robert Bell MCIEEM
Principal Ecologist

References

MBE (2021) MBE BAT 2018 80 01 58 Lumb Lane, Almondbury – Bat Survey Report. Middleton Bell Ecology

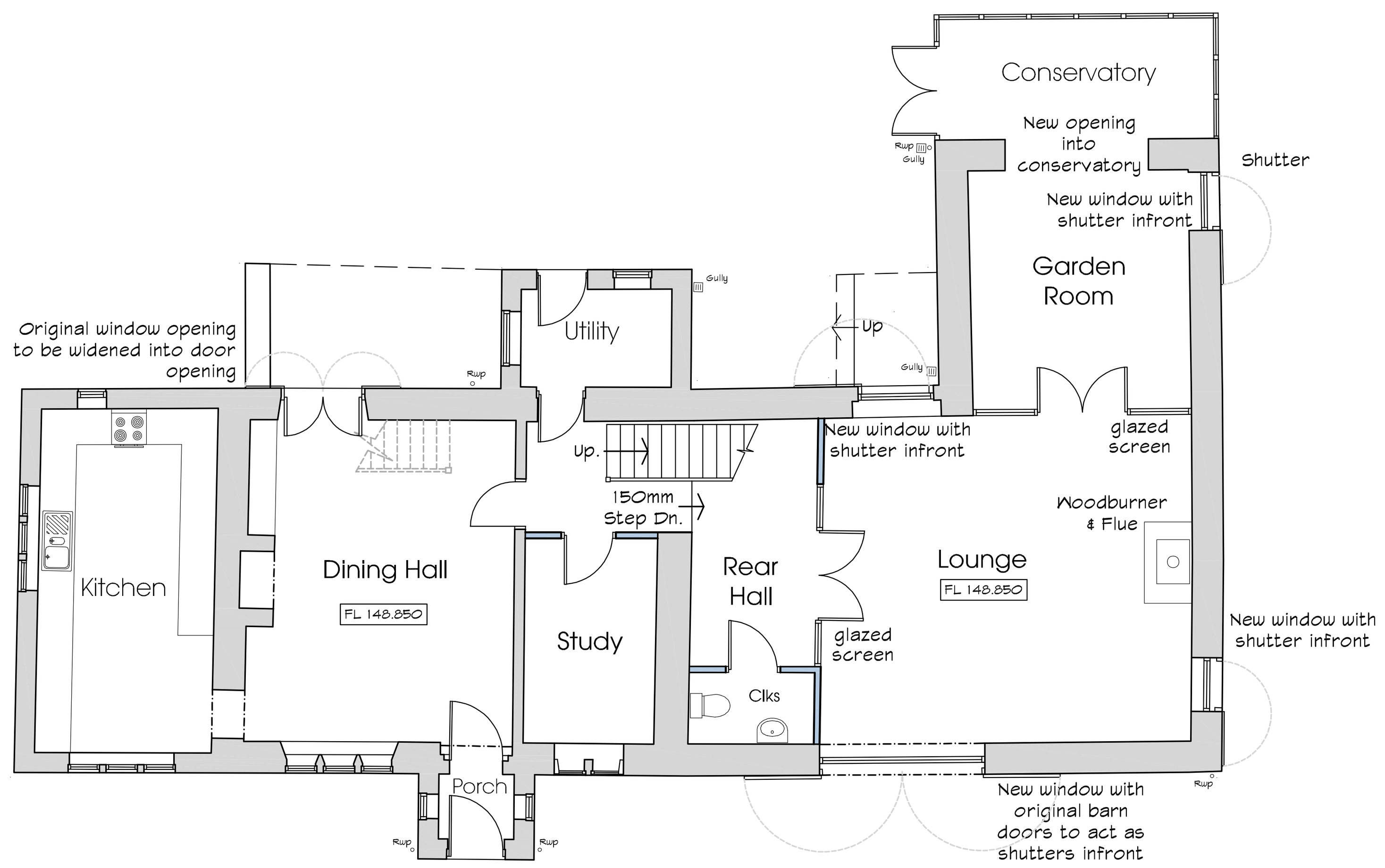
Appendix 1. 58 Lumb Lane, Almondbury – Proposed Plans and Elevations

Front Elevation (SE Facing)

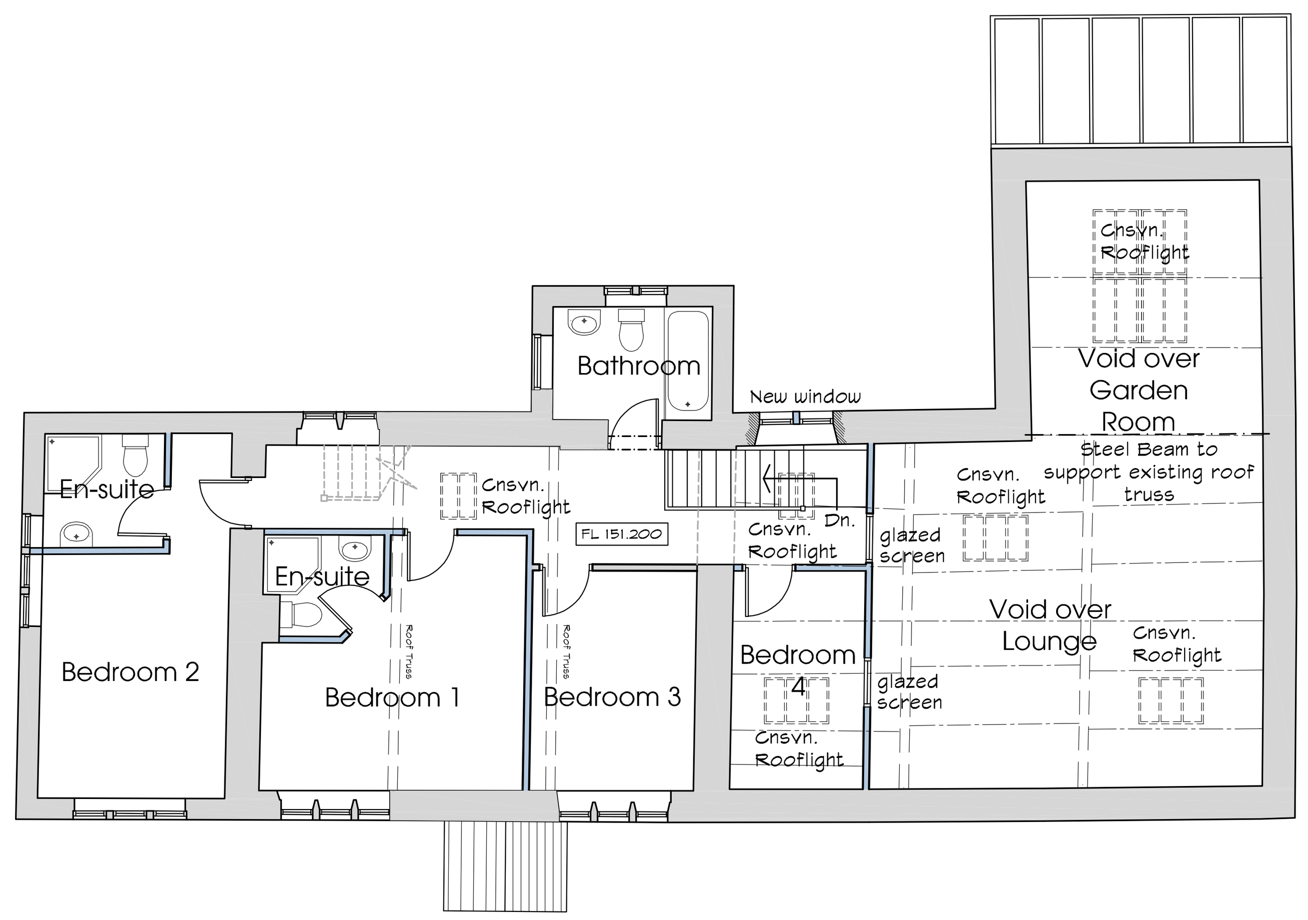
Side Elevation (SW Facing)

Rear Elevation (NW Facing)

Side Elevation (NE Facing)



Proposed Ground Floor Layout



Proposed First Floor Layout

Barn Conversion

at 58 Lumb Lane
Almondbury
Huddersfield
W. Yorkshire

for Mr J. Poyner

Proposed Plans & Elevations

Farrar Bamforth Associates Ltd.

Chartered Architectural Technologists

51, Trinity Street, Huddersfield HD1 4DN
Tel. (01484) 424008 Fax. (01484) 512305
E-mail : design@farrarbamforth.co.uk
Website : www.farrarbamforth.co.uk

Drawn	MC	
Date	July 2021	
Scales	1:100 @ A1	
Drawing No.	21/D34/04	Rev.

Appendix 2. Non-Licensed Method Statement/Toolbox Talk

TOOLBOX TALK NOTES – 58 LUMB LANE

- The barn at 58 Lumb Lane supports three common pipistrelle day roosting locations and one whiskered bat day roost. All roosts are present in association with the roof.

- The proposed works are not covered by any bat mitigation licence. Outside of a bat licence, it is illegal to deliberately capture, injure or kill a bat, with bats also protected from deliberate or reckless disturbance and from deliberate or reckless damage or destruction of a breeding site or resting place (roost). Disturbing a bat roost can lead to unlimited fines, up to six months in prison and seizing of items used to commit the offence, e.g. vehicles, plant or machinery.

- Prior to works commencing on the exterior of the barn, a licensed bat ecologist will deliver this Toolbox Talk to the builders. The licensed bat ecologist should then oversee the removal of the required roof slates to enable installation of the skylights.

- Although unlikely to be present, in order to further reduce the likelihood of impacting hibernating bats, installation of sky lights should not take place during the peak bat hibernation period (December – February).

- No signs of use by maternity roosting bats have been recorded during bat survey works undertaken, however as a further precaution, if skylight installation works are to commence during the bat maternity roosting period (May-August) then they should be preceded by a nocturnal survey check.

- All contractors will be informed of the roost locations. Precautions to be undertaken during works include not storing materials adjacent to the roosts and avoiding the adjacent area so far as feasible.

- The roost locations (including slates and verge mortar) may not be directly impacted during the proposed scheme. If it becomes apparent that this restriction cannot be adhered to, then the licensed bat worker should be contacted as soon as possible in order to re-assess the requirement for a bat licence.

- It is not foreseen that any new roofing felt will need to be fitted during this project. Were this to change then the only suitable types of felt would comprise either hessian backed Type 1F bituminous felt, Siga Majcoat 200 SOB or TLX BatSafe. The reason for this stipulation is that standard Non-Bitumen Coated Roofing Membranes (including all Breathable Roof Membranes) have been shown to frequently cause the death of roosting bats, which become entangled within the component filaments of these materials. Even where no bat access is intentionally provided into stone-slate covered roofs, the uneven widths of the component slates almost always result in bats being able to gain access to the void between slates and membrane.

- If bats are recorded at a time that an ecologist is not present on site, then all works in the surrounding area should cease and a licensed bat worker should be contacted immediately (Robert Bell – 07816 328926).

- One species of bat in the UK has been shown to occasionally carry rabies. For this reason and to avoid injuring the bats, construction staff should not handle bats.

- UK bats are very small animals, and the bodies of the smallest bats are able to fit inside a match box. Several species of UK bat are able to conceal themselves in gaps and crevices little wider than 1 cm.

This image shows a pipistrelle bat approximately 5cm in length

- Bat droppings appear similar in size and shape to mouse droppings, but if rolled between your thumb and forefinger will crumble to dust, unlike mouse droppings.

- Any material with potential to form a crevice should be removed by hand with care. If possible suitable crevices/features should be searched using a torch prior to removal. All material concealing an enclosed crevice/void should be lifted in such a way as to avoid crushing any animals' underneath. If bat droppings are encountered during stripping works, then all works in the surrounding area should cease and the licensed bat worker should be contacted.

Development staff that have received toolbox talk

Signature	Name	Organisation	Date