



PRECAUTIONARY WORKING METHOD STATEMENT – BATS

SITE NAME & ADDRESS	LOWER CARR FARM, CARR LANE, SHEPLEY, HUDDERSFIELD, HD8 8BR
PLANNING APPLICATION REF.	2025/62/93323/E
DEVELOPMENT PROPOSAL	DEMOLITION OF ATTACHED OUTBUILDINGS AND ERECTION OF TWO STOREY EXTENSION TO CREATE DWELLING FORMING ANNEX ACCOMMODATION
DATE	15 MAY 2026

1. INTRODUCTION

Knight Sky Ecology was commissioned to provide ecological consultancy services in relation to the development proposals at Lower Carr Farm. The development received planning permission on 12 March 2026.

The submission of a Precautionary Working Method Statement (PWMS) in respect of bats is required to discharge Condition 5 of the planning permission.

This PWMS has been produced for **non-licensable activities**, i.e., precautionary working measures for buildings where bat roosts have been assessed as absent but where a low residual risk remains. The aim of the PWMS is to manage this residual risk.

This Method Statement has been authored by Ryan Knight BSc (Hons) MCIEEM, who holds a Level 2 Natural England Class Licence for bats (ref. 2015-12611-CLS-CLS) and has held this licence for over 13 years. Ryan has also acted as the named ecologist on more than 17 mitigation licences issued by Natural England, covering several bat species and roost types including maternity, hibernation, day and feeding roosts.

2. BACKGROUND

Existing Conditions

A preliminary bat roost assessment was completed on the property in February 2026 (Knight Sky Ecology, 2026). All potential roost features were restricted to the roof with shallow crevices under the stone roof slates. The property was classified as having a low bat roost suitability. The low residual risk was recommended to be managed via a PWMS.

Legislation

All bat species in England are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) (WCA) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habs Regs). In simple terms, these legislative acts make it an offence to:

- Kill, injure or capture a bat.
- Damage or destroy a bat roost (a place used for shelter and protection). The roost is protected even when unoccupied.
- Obstruct access to a roost.
- Disturb a bat whilst within the roost.

There are different definitions of what constitutes disturbance within the WCA and Habs Regs.

3. PRECAUTIONARY WORKING METHOD STATEMENT

TIMING

All works will be conducted between May and October 2026. This coincides with the main bat activity season. The hibernation period (November to March) will be avoided.

ECOLOGICAL CLERK OF WORKS (ECOW)

It can be confirmed that an ECoW from Knight Sky Ecology has been appointed for the project. The role of the ECoW is to advise on how works should be undertaken in accordance with the relevant good practice, precautionary working measures, legislation and mitigation and to monitor compliance with all measures as set out. Where risks are not being appropriately managed, or unforeseen risks emerge, the ECoW has the power to stop works if necessary. The ECoW will report to and provide any requirements for remedial action to the contractor who would be responsible for implementation. The responsibilities of the ECoW are to include (but not limited to):

- Review and assessment for necessary pre-commencement checks.
- Delivery of inductions and toolbox talks to contractors in order to explain the ecological sensitivities of the site and the precautionary working measures to be adopted in relation to bats in line with this PWMS.
- Supervision of roof removal.

METHOD STATEMENT

1. Contractor briefing

Prior to commencement, the contractor will be fully briefed by the ECoW to explain the presence of bats, their legal protection, roles and responsibilities, the proposed method of working, and the procedures to follow should bats or evidence of bats be encountered.

2. Pre-works inspection

A pre-works inspection of the buildings will be undertaken by the ECoW immediately prior to works. This will comprise a visual inspection to confirm the continued absence of bats.

3. Supervised roof-slate removal

The removal of roof slates will be monitored by the ECoW. Each slate will be carefully lifted, and the underside checked before being removed and stacked by hand.

4. ECoW sign-off

Once all roof slates have been removed and no evidence of bats has been recorded, the ECoW will sign off the works from any further supervisory requirement.

5. Unexpected discoveries

In the unexpected event that a bat is discovered, contractors will immediately contact the licensed ecologist, who will attend site to collect the animal. Contractors will be strictly prohibited from handling bats. If it is absolutely necessary to move a bat to prevent harm, gloves must be worn, and the bat should be carefully placed in a cardboard box and kept in a dark, quiet location until the licensed ecologist arrives.

6. Escalation and licensing

If the licensed ecologist determines that continuing works are likely to result in a contravention of legislation protecting bats, works will cease and a Natural England mitigation licence will be sought. Such a licence would require further detailed assessment.