



Template Method Statement to be used within a Bat Development Licence Application

This template Method Statement is to be used to form part of your Licence Application for a European Protected Species Development Licence. It will be used to determine the impact of the application on the favourable conservation status of the species concerned (Regulation 55(9) (b) of the Conservation of Habitats and Species Regulations 2017). It must be prepared by a consultant ecologist or other suitably qualified person. You are strongly advised to refer to the Bat Mitigation Guidelines¹, and The Bat Survey Guidelines (3rd Edition). Please submit your Application and supporting Method Statement electronically to the contact details provided below.

Please note as of the 1st March 2018 the declaration box found at the end of this template must be included on any Method Statements submitted in support of a licence application, and must be signed and dated by the applicant and ecologist. Any application containing a Method Statement without this declaration will be rejected.

Contact Details

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Method Statement Title:	Althrey Woodhouse, Overton Road, Bangor-on-Dee
Method Statement Version Number:	1
Method Statement Issue Date:	14/05/2024
Site Address:	Althrey Woodhouse, Overton Road, Bangor-on-Dee, LL13 0DA

¹ Bat Mitigation Guidelines (IN136) available to download from the Natural England website

Background and Supporting Information

A Executive Summary. No more than one side of A4

Althrey Woodhouse is a detached dwelling with lawns and shrub beds to the west and south and an area of tarmac forming a parking area to the east of the house. The existing house is brick built with all external walls rendered and painted. Each corner of the house featured stone quoins. The house is rectangular in outline with two pavilions extending from the southern elevation.

It is proposed to demolish and replace the dwelling.

Following a Preliminary Roost Assessment (PRA), completed in line with relevant survey guidelines, the house was assessed to be of moderate potential for roosting bats.

Emergence/re-entry surveys (three, completed on 18 May 2022, 14 June 2022 and 13 July 2022) identified the presence of one Common Pipistrelle and three Soprano Pipistrelles day-roosting (at two roost sites) in areas to be impacted. One update survey (10 May 2024) identified the presence of one Common Pipistrelle (at the same location as in 2022).

Roosts will be destroyed in July-September 2024 (in appropriate weather conditions) via soft-stripping under the supervision of the licenced ecologist and/or accredited agent. Any bats captured by hand will be transported to nearby compensation bat boxes (see below).

Compensation roosts will be provided in the form of two bat boxes (Beaumaris boxes erected on barns near the house, following completion of works) and two (2F Schwegler) within trees on site, installed prior to works commencing.

B Introduction

B.1 Background to activity/development

Include a brief summary of what the proposed activity is and why it is necessary.

It is proposed to demolish the house.

B.2 Full details of proposed works on site that are to be covered by the licence

Please ensure sufficient detail is provided on the proposed works e.g. barn/loft conversion to new dwelling, demolition of buildings, re-pointing of bridges and tunnels, lime kilns etc. Include the current status of planning permission or other consents (if applicable) and any outstanding conditions/reserved matters. Include timescales and order of work.

P/2022/0010 - Planning application for demolition of existing dwelling and construction of a replacement dwelling

B.3 Actions requiring licensing,

Eg disturb, capture, damage or destroy breeding site or resting place. Briefly explain why these actions are necessary.

The proposed works will destroy the day resting places of:

- 1x individual Common Pipistrelles
- 3x individual Soprano Pipistrelle

Given the locations of the roosts there is no prospect of maintaining them given the works proposed. The roosts will be destroyed through soft demolition under supervision of the licenced/named ecologist and/or accredited agent and any bats captured will be transported to compensation bat boxes.

C Survey and site assessment

C.1 Existing information on the bat species at the survey site.

Provide records from local environmental records centres, local bat groups, and previous survey work by the applicant or others. Include records from within 2km (or a larger area depending on the scale of the scheme & the species involved - see Bat Survey Guidelines 3rd Ed)

A PRA was completed in October 2019 (by Arbor Vitae).

Update PRAs were completed by BiOME Consulting on 25 March 2022 and 10 May 2024.

BiOME Consulting Ltd conducted update nocturnal surveys (three) in 2022 and (one) in 2024; all survey work completed at the site is detailed in the C.7 Survey Results.

No specific desk study was completed either by ourselves or the previous consultancy.

C.2 Statutory sites notified for the species (SSSIs or SACs) within 10km

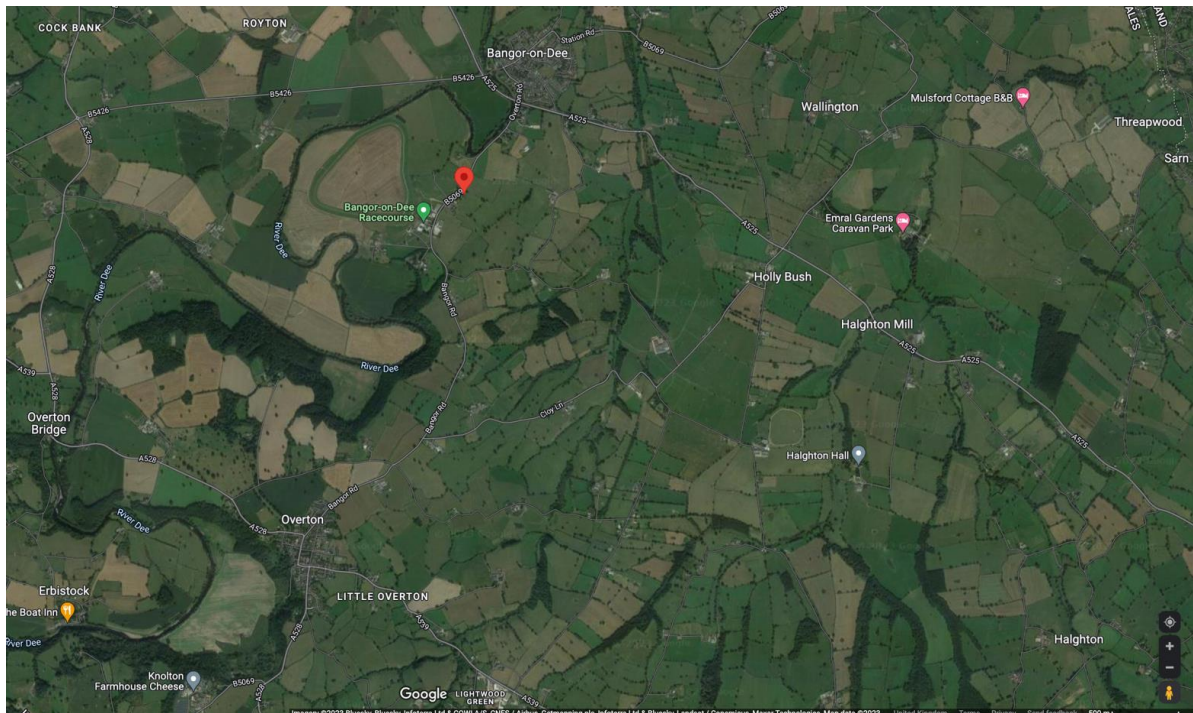
C.3 Objectives of the survey.

E.g. to determine presence/absence of bats, bat usage of site (e.g. maternity, hibernation, night roosts; foraging, commuting, swarming sites).

The objectives of the surveys were to confirm the presence/absence of roosting bats (including roost status) within Althrey Woodhouse.

C.4 Scaled plan/map of survey area

This should be of appropriate scale and orientation with integral or separate location map at 1:50,000 or 1:25,000 scale and aerial photographs.



C.5 Site/habitat description (relevant to bats)

This should be based on daytime visits (to include description of roost and habitat relevant to bat commuting/foraging behaviour). Include annotated photographs if applicable and aerial photographs if available (to show habitat connectivity).

Althrey Woodhouse is a detached dwelling with lawns and shrub beds to the west and south and an area of tarmac forming a parking area to the east of the house. The existing house was brick built with all external walls rendered and painted. Each corner of the house featured stone quoins. The house is rectangular in outline with two pavilions extending from the eastern elevation

C.6 Field survey(s).

Include survey method (emergence counts, dawn surveys, site inspections), timings (day/evening), weather conditions (wind, rain, temperature – tabulated for multiple survey visits), personnel involved (provide individual licence numbers, if held) and details of experience/competence in this type of work, and equipment used (type of bat detectors and logging equipment). Also include any constraints and justifications for departures from best practice.

Suitable Qualified Ecologists

The site surveys were managed by Richard Moores BSc (Hons) MCIEEM (NE bat licence no. 2015-12259-CLS-CLS, NRW Bat Licence no. S087731/1).

Fieldwork was completed by Martyn Owen BSc (Hons) MCIEEM, Samuel Dreux ACIEEM and Stephen Forrester. Martyn holds survey licences in relation to GCN, bats (NE: 2022-10620-CL18-BAT, NRW: S089604/1), a variety of Schedule 1 birds (including Barn Owl *Tyto alba*) and has completed many similar surveys over the past 15 years.

Samuel Dreux has worked as a bat ecologist for 12 months and has completed around 100 emergence/re-entry surveys during this period.

Stephen Forrester is a highly experienced bat surveyor, having completed many similar surveys over the preceding five years.

Preliminary Roost Assessment

A PRA survey was completed on 25 March 2022 and 10 May 2024 (by Martyn Owen), in line with appropriate survey guidance in place at the time of the surveys.

The survey involved a systematic search of the exterior of the building to identify potential or actual bat access points and roosting sites, and to locate any evidence of bats such as live or dead specimens, bat droppings, urine splashes, fur-oil staining and/or squeaking noises. A systematic search of the interior of the building was completed, searching for actual/potential bat access points, roosting sites and to locate any evidence of bats (e.g. live/dead specimens, droppings, urine splashes, fur-oil staining, feeding remains (such as moth wings), squeaking noises, bat-fly *Nycteribiidae* or odour).

The potential suitability of the building for roosting bats was assessed in line with relevant guidelines (BCT, 2016 and BCT, 2023)

Emergence/Re-entry Surveys

Following the identification of bat evidence/Potential Roost Features (PRFs) within the house during the PRA, three nocturnal bat surveys were completed in 2022 with an update survey in 2024 to assess the presence/likely absence of roosting bats within the building.

To ensure coverage of all potential bat access points/roost features, surveys were completed by three surveyors. Surveyors were equipped with electronic bat detectors (EM Touch Pro 2 and Peersonic) and sound files were analysed with appropriate bat analysis software (Kaleidoscope) once the surveys were completed, if required. InfraRed cameras (Saance or Canon XA60) were also used during each survey along with additional Infrared lighting, to focus on PRFs.

The nocturnal bat surveys were undertaken in weather conditions considered appropriate for surveys of this kind :

Date	Surveyors	Sunrise/ Sunset	Time		Cloud	Wind (Beaufort/ Direction)	Temp (°C)	Precip.
			Start	Finish				
18/05/2022	MO, SD, SF	21:08	20:53	23:05	8/8	1 SSE	16-14	Nil
14/06/2022	MO, SD, SF	21:39	21:24	23:30	0/8 – 1/8	0-1 N	13-11	Nil
13/07/2022	MO, SD, SF	05:00	03:15	05:15	4/8 – 5/8	Nil	14-15	Nil
10/05/2024	MO, SD, SF	20:52	20:37	22:45	0/8	0-1 SE	20-17	Nil

C.7 Survey Results.

Summarise findings in table form (if appropriate); provide clear, annotated and cross-referenced maps/plans/photographs to show roost locations, flight lines, access points, dimensions of existing roosts etc.). Raw data must be appended, including samples of sonograms, results of DNA analysis of droppings.

PRA Results

The house was brick built with all external walls rendered. The roof was slated with clay ridge tiles on the main ridge with lead flashing over hipped ridges and around chimney stacks. Wooden soffit boxes were present on all elevations with wooden framed windows present.

There was no evidence of bats present around the building exterior in 2022 or 2024, however, a number of Potential Roost Features (PRFs)/roost access points were noted, comprising:

- Gaps beneath slates.
- Gaps at ridge tiles.
- Gaps around lead flashing.
- Damage to soffit boxes.

The roof void was inspected. The accessible areas were either lined with bitumen felt or 1F lining over a wooden frame and loft floors were insulated with rock wool.

Within the accessible area of the void ten relatively old, unidentified (to species) scattered bat droppings were present, not obviously associated with any PRFs. Results were consisted in 2022 and 2024

Given the presence of PRFs and old bat droppings, the house was assessed to be of **MODERATE POTENTIAL** for roosting bats

Emergence/Re-entry Surveys

18 May 2022 (Dusk)

One Common Pipistrelle exited a day roost at the verge of the ridge on the northern side of the building (Roost Access Point (RAP) 1 at 21:28. The roost location of this bat is not known, although it is likely between the slates and roof lining near the location of the RAP.

One Soprano Pipistrelle exited a day roost near the eaves on the eastern side of the house, adjacent to the north-eastern gable (RAP 2) at 21:32.

Foraging Common Pipistrelle and Soprano Pipistrelle were occasionally logged, predominately within the garden to the south. Two Noctule *Nyctalus noctula* passes (20:58 and at 21:26) were logged high/distantly over the survey area.

Roost Access Point 1



Roost Access Point 2



14 June 2022 (Dusk)

One Common Pipistrelle exited a day roost via RAP 1 at 22:19.

Foraging Common Pipistrelle and Soprano Pipistrelle were frequently logged by all surveyors, predominately within the garden to the south. Noctules were infrequently logged high/distantly over the survey area. A single Nathusius's Pipistrelle *Pipistrellus nathusii* was logged (by the north-western surveyor) at 22:09.

13 July 2022 (Dawn)

Three Soprano Pipistrelles entered a day roost via RAP2 at 04:26, 04:31 and 04:45.

Foraging Common Pipistrelle and Soprano Pipistrelle were occasionally logged by all surveyors. Noctule were infrequently logged high/distantly over the survey area (maximum of seven passes logged by a single surveyor).

10 May 2024 (Dusk)

One Common Pipistrelle exited a day roost at the verge of the ridge on the northern side of the building (RAP 1) at 21:20. The roost location of this bat is not known, although it is likely between the slates and roof lining near the location of the RAP.

Foraging Common Pipistrelle and Soprano Pipistrelle were occasionally logged by all surveyors. Noctule were infrequently logged high/distantly over the survey area (maximum of seven passes logged by a single surveyor) with three passes of *Myotis* bat species also recorded.

C.8 Interpretation/evaluation of survey results (See Bat Mitigation Guidelines section 5.8 and Bat Survey Guidelines Ch11)

Provide count/estimate of bat numbers, status of site (e.g. hibernation, maternity or feeding roost, swarming site etc), roost significance, constraints on survey (e.g. time of year, cold weather, access problems – justify as necessary).

1 x individual Common Pipistrelle (all day roosting) – low conservation significance (local value)

3 x individual Soprano Pipistrelles (all day roosting) – low conservation significance (local value)

No constraints.

D Impact assessment – potential impacts in absence of mitigation/compensation. See Bat Mitigation Guidelines (section 6.2) and Wray et al (2010) ²

D.1 Short-term impacts: disturbance

E.g. noise, vibration, dust, lighting, access, or obstruction due to scaffolding and plastic sheeting.

All roosts (all of which are only of local value) will be lost as a result of the proposed works.

² Wray, S., Welss, D., Long, E. & Mitchell-Jones, T. (2010) Valuing bats in ecological impact assessment. In Practice, No 70, Institute of Ecology and Environmental Management

These individual bats could be killed/injured during these works in the absence of mitigation (moderate negative impact at site level for all species) – which will be implemented. When works commence the first task will be to destroy the roosts under the supervision of the licenced ecologist and/or AA. Consequently, no impacts due to dust, vibration etc re anticipated.

D.2 Long-term impacts: roost modification

E.g. new entrances (including human access e.g. for servicing/maintenance), change in size of roost space, changes in airflow etc., temperature, and humidity. Note that impacts can be positive or negative as this is in absence of mitigation.

N/A

D.3 Long-term impacts: roost loss.

Impact on different species populations to be taken into account at local, regional, and national level.

All roosts (all of which are only of local value) will be lost as a result of the proposed works.

These individual bats could be killed/injured during these works in the absence of mitigation. Moderate negative impact at site level for all species.

D.4 Long-term impacts: fragmentation and isolation.

E.g. loss of linear features such as hedges, tree lines, increased lighting, severance of flight lines by roads/rail lines.

N/A

D.5 Post-development interference impacts.

E.g. extra street lighting, use of loft space as storage.

N/A

D.6 Predicted scale of impact on species status at the site, local county and regional levels.

Include a scaled plan/s showing location and extent of vegetation to be cleared in the context of the current site, results of the survey information, bat exit points and flight routes etc

All roosts (all of which are only of local value) will be lost as a result of the proposed works.

Delivery Information – Mitigation, compensation and monitoring

Description of how the impacts will be addressed in order to ensure no detriment to the maintenance of the population at a favourable conservation status.

E Works to be undertaken

Please identify which works will be undertaken or supervised by a licensed ecologist

E.1 Capture and exclusion (if applicable).

Timings, effort, methods to be employed, care of bats, release sites etc. Include diagrams to show capture/exclusion apparatus if non-standard techniques are proposed. The method

statement should also include contingency plans for dealing with any bats found during the course of the works.

All works to areas of roosts will be conducted at the commencement of the project and will be supervised by the licenced ecologist and/or accredited agent. Any captured bats will be moved away from the building and placed inside a compensation bat box erected within the trees within the site, away from disturbance.

Any injured bats will be taken to a local bat carer.

E.2 Bat roosts and habitat

E.2.1 In-situ retention of roost(s)

Provide details of all re-roofing works for example, replacement of tile type, specification of roofing membrane, use of insect guards, timber treatment; also include addition or changes in insulation and any impact on temperature/humidity. Explain how roost entrances will be retained and if purpose-built entrances are required a scaled drawing of their design is required. Any enhancements to the roosts such as crevice provision should also be detailed.

N/A

E.2.2 Modification of existing roost(s)

Include dimension details, scale drawings of the roost and access points, orientation. State which services will be incorporated in the roost that might require regular servicing, for example, lift winding gear, electrical or plumbing services, gas boilers; partitioning of voids where a large property is being converted to a number of units, etc

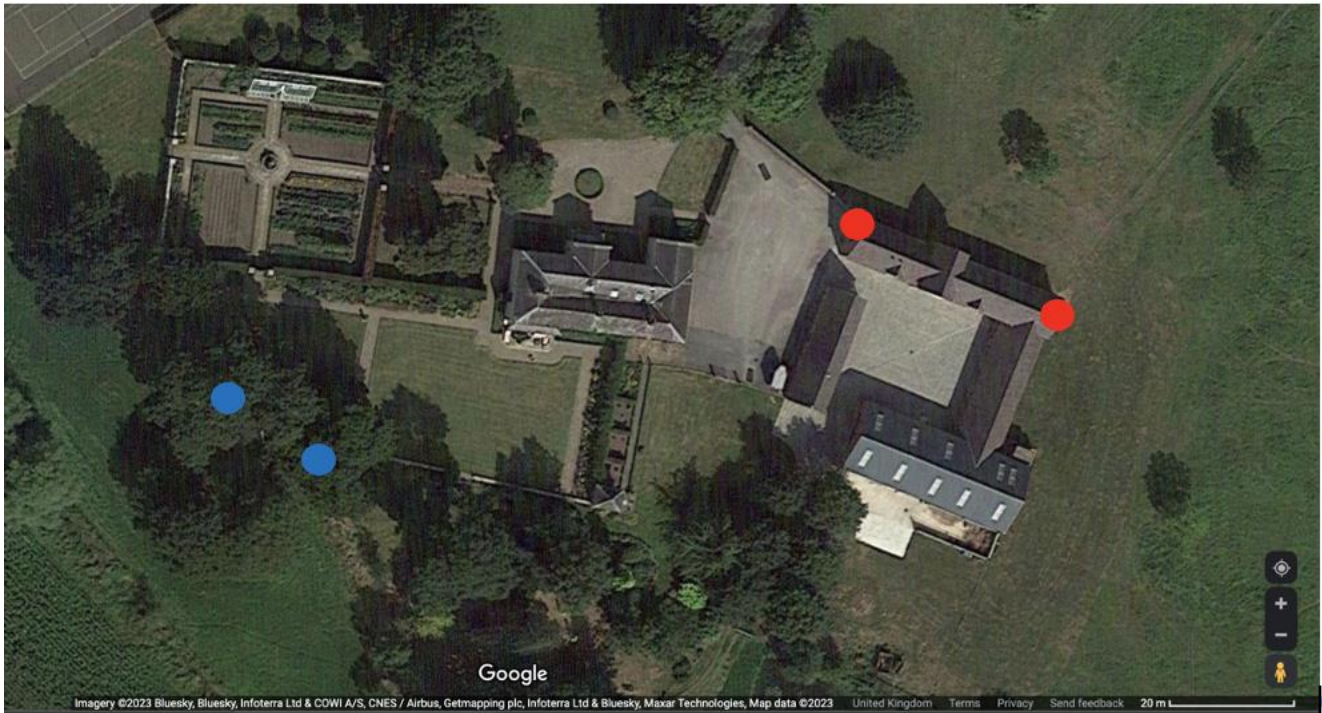
N/A

E.2.3 New roost creation (including bat houses and bat boxes)

Include dimension details including access points, location details, materials to be used e.g., timber, sarking felt, etc., aspect, justify variation from the original roost. Diagrams of widely available standard bat box designs are not required; just refer to bat box name and reference number, e.g., FF 1 Schwegler.

New roost creation will comprise of bat boxes only (see Figure below for locations).

Compensation roosts will be provided in the form of two bat boxes (Beaumaris boxes erected on barns near the house (red circles in below figure), following completion of works) and two (2F Schwegler) within trees on site (blue circles in below figure), installed prior to works commencing.



E.2.4 Maintenance &/or modification of new and existing habitat

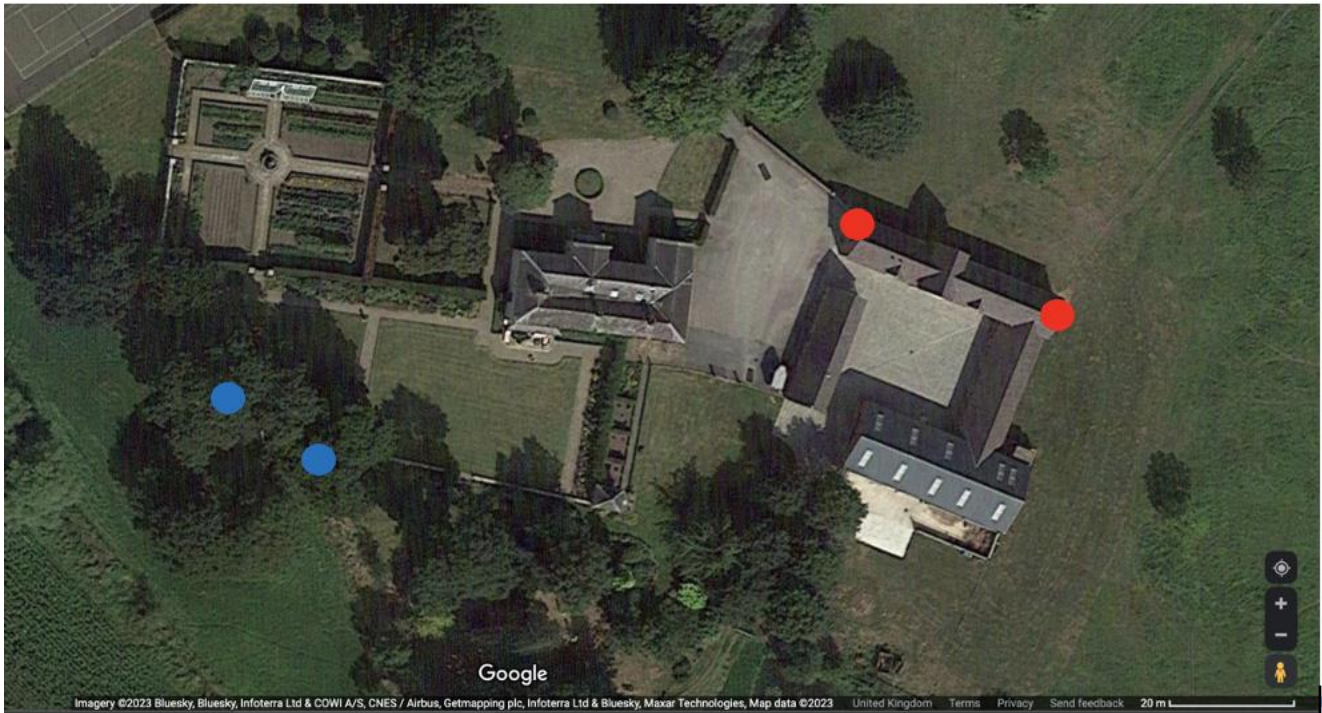
Include details of measures to ensure that existing bat habitat (e.g. vegetation features close to roosts and/or used as flightlines; foraging habitat) will be retained and not damaged during construction. For new or modified habitat, specify design, habitat type, planting schemes & locations, provenance of imported plants, consideration of biosecurity impacts.

N/A

E.2.5 Scaled maps/plans

To show proposals/mitigation outlined above in relation to existing and proposed habitat features. A GIS data layer may be included with your application to illustrate locations of roosts and features in E.2.1 to E.2.3.

Bat box locations – see below



E.3 Mechanisms for ensuring delivery of mitigation and compensation measures

Include measures to ensure compliance with this method statement

Contract between site owner and BiOME Consulting Ltd.

E.4 Mitigation contingencies

Describe any contingency proposals including circumstances when the contingencies will be instigated.

None required.

E.5 Biosecurity risk assessment

Consider presence of non-native species and disease on site and actions to be undertaken that will prevent their spread onto or off the site

All works will be undertaken under the standard BiOME Consulting biosecurity risk assessment.

F Post-development site safeguard

F.1 Habitat/site management and maintenance

Include ongoing land management proposals, details of who will be responsible for management and maintenance, on going running costs, site/structure ownership and monitoring development of new habitats.

N/A

F.2 Population monitoring, roost usage etc.

Include details of monitoring effort, timing, personnel involved and equipment to be used.

Bat box checks will be completed in 2025 and 2026 by qualified personnel.

F.3 Post-development mitigation contingencies

Describe the action that you will take if monitoring results are unfavourable.

If bat boxes are not used following monitoring in 2026, relocation will be considered.

F.4 Mechanism for ensuring delivery of post-development works

As appropriate e.g. Section 106 Agreement, to include details of who will undertake the work and reporting details, other covenants, contractual agreements or wardening schemes.

Undertaken under contract with the site owner by BiOME Consulting Ltd.

G Timetable of works.

Include timings of exclusion operations, demolition and construction works, creation of mitigation measures, timing of other post development works and monitoring.

Demolition works, including all supervised soft strips to roosts, will be completed in July, August, September and October 2024.

Monitoring of compensatory bat boxes will occur in 2025 and 2026.

H Land Ownership – Mitigation Site

H.1 Mitigation Site/Compensation Site Ownership

If mitigation is to be undertaken at a location not owned by the applicant, you must provide the written consent of the relevant land owner(s). You must also provide details of how the mitigation is to be maintained in the long term (e.g. a legal agreement).

N/A

H.2 Mitigation Site/Compensation Ownership post construction

If the ownership of the mitigation site will change after construction please confirm the identity of the prospective owners/occupiers together with timescales associated with transfer of occupancy or other forms of legal interest. You must also provide details of how the mitigation is to be maintained in the long term (e.g. a legal agreement)

N/A

I Declaration

I declare that should a licence be granted, the work as proposed in this Method Statement will be strictly adhered to. I understand that any deviation from the works as proposed in this Method Statement without agreement from NRW would result in a breach of the licence. NB. Applicants should note that it is an offence under regulation 59 of the Conservation of Habitats and Species Regulations 2017 to knowingly or recklessly provide false information in order to obtain a licence.			
Signature of the Applicant		Date	16/05/2024
<i>For electronic submissions please insert an electronic signature above or place an x in the box opposite to confirm agreement with the declarations above.</i>			X
Full name in BLOCK LETTERS	JON MINSHAW		
Signature of the Ecologist		Date	16/05/2024
<i>For electronic submissions please insert an electronic signature above or place an x in the box opposite to confirm agreement with the declarations above.</i>			X
Full name in BLOCK LETTERS	RICHARD MOORES		

J References

Credits for source information.

K Annexes

K.1 Pre-existing survey reports

K.2 Raw survey data.