



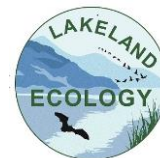
## **Sella Park, Calder Bridge**

### **Non-Licensed Method Statement in Respect of Bats**

Client: Sella Park Country House Hotel

April 2024





## DOCUMENT CONTROL

**Client:** Sella Bark Country House Hotel

**Address:** Sella Park, Calder Bridge, Seascale CA20 1DW

**Project:** LE033 – Sella Park, Calder Bridge

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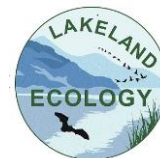
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## **1.0 INTRODUCTION**

### **1.1 Background**

Lakeland Ecology was commissioned to undertake a Preliminary Roost Assessment (PRA) and Presence / Likely Absence and Roost Characterisation Surveys for bats on the barn proposed for conversion works located at Sellar Park Hotel, Calder Bridge. The survey effort was undertaken on site between June and August 2023.

The dusk emergence surveys identified three day roosts used by individual / low numbers of Brandt's *Myotis brandtii* and soprano pipistrelle *Pipistrellus pygmaeus* within the surveyed building. All of these roosts were identified within the roof area of the building – under the ridge tiles and between the slates and internal lining.

Additionally, evidence of previous brown long-eared *Plecotus auritus* activity was observed within the barn's interior during the Preliminary Roost Assessment, in the form of scattered bat droppings and a brown long-eared bat carcass. However, no evidence of brown long-eared activity was identified within the interior of the barn or within the habitat surrounding the barn during the dusk emergence surveys. Therefore, it was concluded that no active brown long-eared bat roost was currently present within the building.

### **1.2 Proposed works**

The proposal involves converting the barn on-site to allow for additional guest accommodation. The conversion work will primarily focus on internal alterations, with no significant structural changes. The resulting converted building will feature two stories. New doors and windows will be installed within the existing openings along the east elevation, with some of the openings enlarged to accommodate the windows. Additionally, several new window openings will be created within the east elevation and the north gable wall.

To enhance lighting for the first-floor accommodation, four small skylights will be installed along the western (roadside) elevation the converted barn. Apart from installing the skylights along the western pitch of the roof, there are no significant alterations proposed to the existing roof.

See Appendix I for the proposed plans and elevations.

## 1.3 Relevant Legislation

All British bat species are given special protection within England by their inclusion on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

- As a result, it is an offence to:
- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat's roosting place (even if bats are not occupying a roost at the time);
- Possess or advertise, sell or exchange a bat (dead or alive) or any part of a bat; and
- Intentionally or recklessly obstruct access to a bat roost.

With specific reference to the offence of disturbance, Regulation 41(1) of the Conservation of Habitats and Species Regulations 2017 (as amended) states that a person commits an offence if they:

*"...deliberately disturb wild animals of any such species [i.e. a European Protected Species] in such a way as to be likely significantly to affect:*

*(i) the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or*

*(ii) the local distribution or abundance of that species".*

Where development will result in damage to, or obstruct access to, any bat roost (whether occupied or not) or risks harming or significantly disturbing bats, a European Protected Species Mitigation Licence (EPSML) is required from Natural England to allow the development to proceed.

## 2.0 SURVEY RESULTS & RISK ASSESSMENT

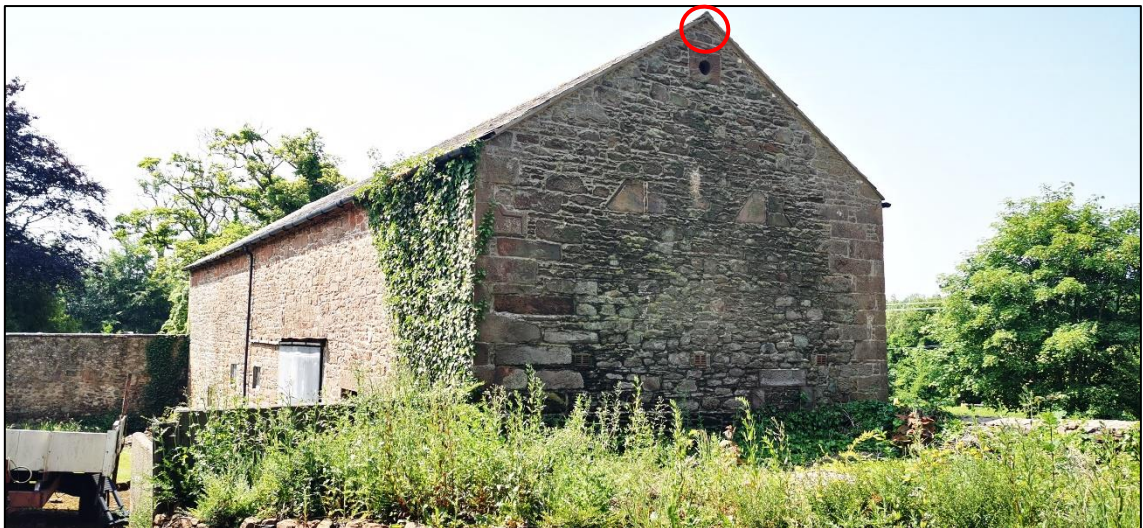
### 2.1 Survey Results

The following bat roosts were identified within the surveyed barn during the dusk emergence surveys conducted on site in Summer 2024:

- **Roost R1** – Brandt’s bat day roost (used by an individual bat) located within a gap on top of the ridge beam / under the ridge tile in the central section of the barn (see Photo below and Appendix II).



- **Roost R2** – soprano pipistrelle day roost (used by an individual bat) located under the apex ridge tile of the northern gable wall of the barn (see Photo below and Appendix II).



- **Roost R3** - Brandt’s bat day roost (used by up to three bats) located under the roof slates within the eastern pitch of the roof in the northern section of the barn. (see Photo below and Appendix II).



## 2.2 Risk Assessment

A European Protected Species (EPS) Mitigation licence is needed if, based on survey information and the professional judgement of the ecologist, it is considered that the proposed activity is reasonably likely to result in an offence. However, according to the UK Bat Mitigation Guidelines (Reason, P.F. and Wray, S, 2023), a mitigation licence is not always necessary. Good practice and avoidance measures are promoted by Natural England to minimize the impact of proposed activity on bats, thereby avoiding committing offences. Licensing should be seen as a last resort when all other alternative ways of avoiding impacts on the species have been discounted.

The proposed plans (see Appendix I) indicate that no works are proposed for the section of the roof where the bat roosts were identified, and all three bat roosts (R1, R2, and R3) will be retained during and post-works. Therefore, it is considered that a EPS Mitigation Licence from Natural England will not be required for the proposed conversion works on the building.

However, there is still a risk of disturbance to the identified roost during works conducted on other sections of the building, including internal alterations, and the installation of skylights within the western roof pitch. **Therefore, the precautionary working methodology provided in this report must be adhered to in order to avoid the risk of significant disturbance to bats and to prevent committing an offence under the relevant wildlife legislation.**



### 3.0 PRECAUTIONARY WORKING METHODS

The following methodology for works must be followed to ensure that no bats are harmed and that the identified roosts are not damaged, destroyed or obstructed:

- A licensed bat ecologist will provide a toolbox talk to the contractors before the commencement of works in the upper sections of the building that have the potential to disturb bats. During the toolbox talk, the ecologists will mark all bat roosts identified on site and explain the Method Statement Protocol to the contractors.
- The identified roost must be retained, and no works must be undertaken in the sections of the roof where the bat roosts were identified (see Appendix II).
- Any internal works conducted within the proximity of the identified roosts, works to create a ceiling underneath the identified roosts and removal of tiles to create skylights along the western roof pitch must be conducted under direct guidance from the licensed bat ecologist to avoid any accidental damage or significant disturbance to identified bat roosts.
- All works pertaining to the removal of roofing materials including tiles, felt, and timbers, must be undertaken slowly, by hand, and with particular care. Each roof tile should be removed carefully, checking beneath and to the sides for the presence of bats before processing. A licensed bat ecologist should supervise all critical works, such as when tiles and other key roofing components are removed. Where required for safety, the client will provide secure scaffolding (or a cherry picker) for the ecologist to safely inspect the roof. Areas considered suitable for bats and supervision are at the licensed bat worker's discretion. Furthermore, all proposed works to the roof should be carried out using hand tools without the need for machinery, where possible.
- Access to the identified roost must not be obscured; no scaffolding or other materials must be placed within 1m of the identified roosting locations.
- External works must avoid the period around dusk/dawn, and no artificial light should be directed at the roof area.
- Contractors must be made aware of the identified roost and the potential risks.

**If bats are seen or suspected while work is in progress, work must pause immediately, and licenced bat ecologist contacted for further advice contacted for further advice.**





Given that the bat roost supports a small number of a common species and it is classified as having a low conservation significance at this present time, no restrictions of timing of works apply other than to avoid the coldest months. The installation of skylights should avoid starting in the peak bat hibernation season (November – February). Although the risk of hibernating bats using the building's roof is considered low, this precautionary recommendation is made due to the extreme vulnerability of hibernating bats to disturbance.

Implementation of a sensitive lighting strategy on-site is recommended as part of the proposed scheme. This strategy should align with the *Bats and Artificial Lighting at Night Guidance Note* (BCT, 2023). No lighting should be directed at the roof areas of the converted barn or adjacent habitat. Additionally, external lighting along the east elevation of the building should be kept to minimum lighting along the east elevation of the building should be kept to minimum.

#### **4.0 BAT LOFT CREATION**

As no current brown long-eared bat roosting activity was identified within the interior of the barn during the survey effort, no mitigation measures are required in relation to this species. However, retaining the roosting provision for brown long-eared bats within the barn is recommended as part of the project. This would allow bats the opportunity to re-use this roosting space in the future.

To achieve this, a bat loft will be created within the southern or middle section of the converted barn. The bat loft should have a minimum height of 2 meters and a length of 5 meters. Access to the bat loft can be facilitated by creating bat access under the ridge tiles (refer to Appendix III for the bat loft design).

Furthermore, it is advisable to avoid directing external lighting toward the bat access area to the bat loft. Currently, there is some lighting spillage from the external floodlights that illuminate the adjacent hotel building. It is recommended that these lights are slightly repositioned to prevent illumination of the southern gable of the converted barn after the completion of the conversion works.



## 5.0 DECLARATION

Toolbox talk delivered by Patryk Gruba, Lakeland Ecology.

Signed:

Date:

I have read and understood this Method Statement and agree to follow the methods stated and any subsequent guidance give by the licensed bat ecologist in respect of bats. I understand that any deviation from the works as proposed in this document could result in breach of the law.

Name (Block Letters):

Signature:

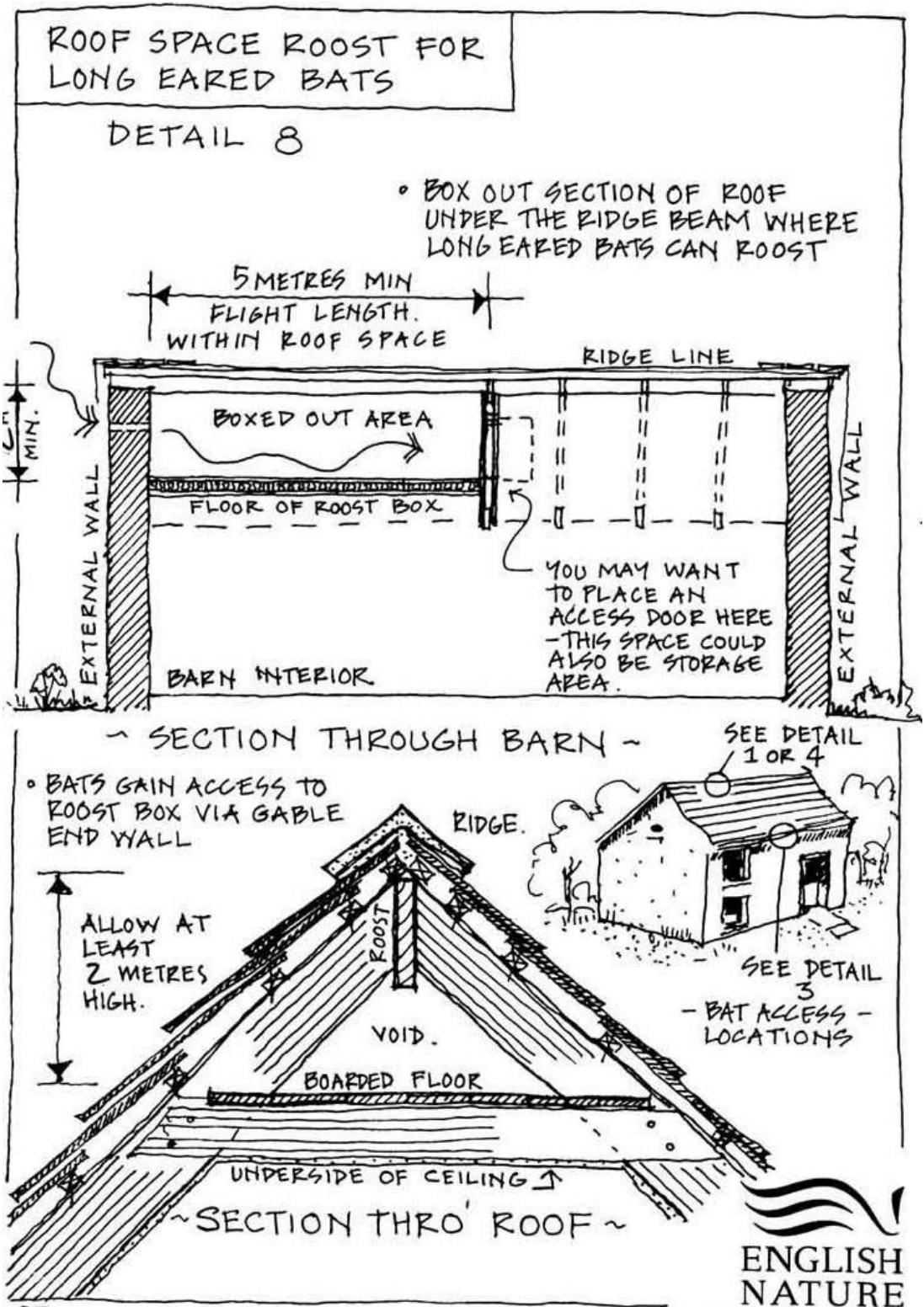
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# APPENDIX II – LOCATION OF THE IDENTIFIED BAT ROOSTS



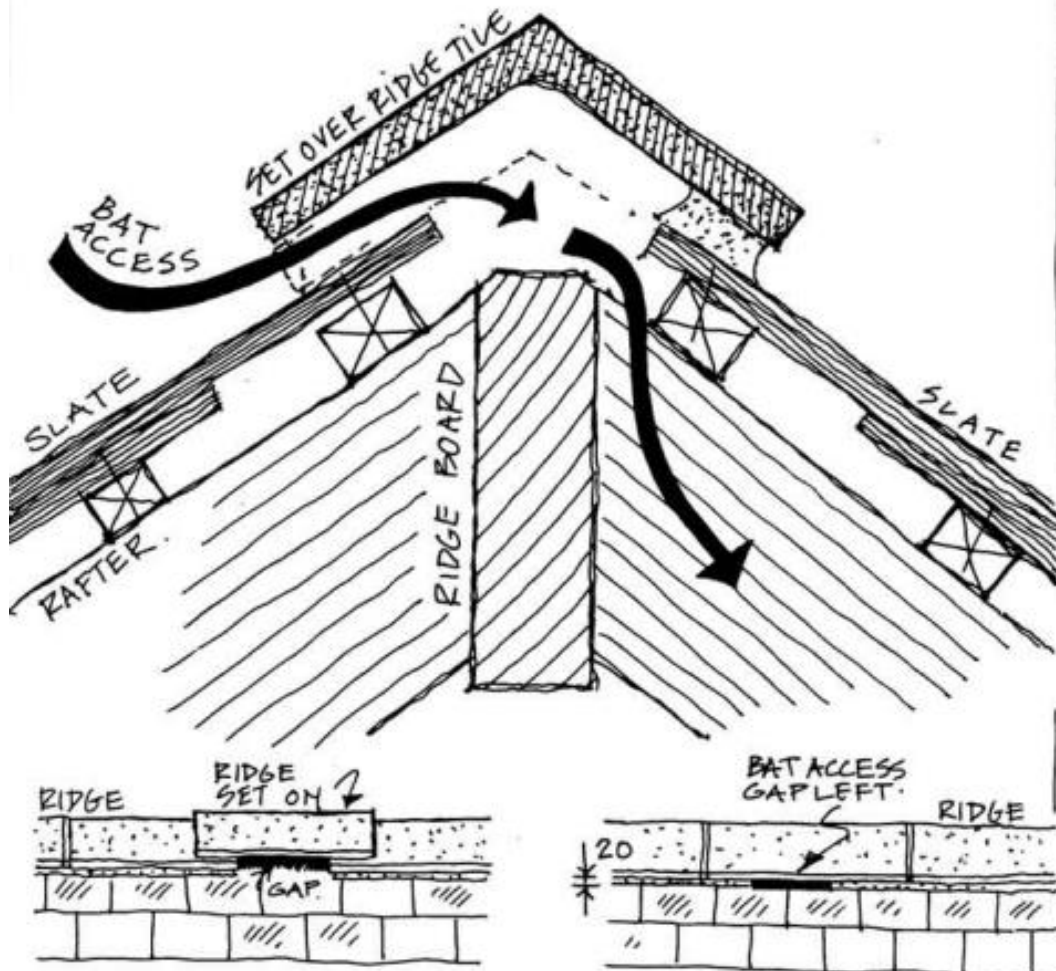
# APPENDIX III- ROOF SPACE ROOST FOR LONG EARED BATS



SP The above information is for guidance only and may not be appropriate in all circumstances. If in doubt seek professional advice.  
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# RIDGE TILE ACCESS DETAIL 4B

(WITH ACCESS TO ROOF VOID)



~ OPTION A ~

ROOF RIDGE SET ON TOP OF GENERAL RIDGE TILES TO FORM BAT ACCESS GAP.

~ OPTION B ~

MAINTAIN 20MM MORTAR GAP. & LEAVE A SECTION OUT.



SP

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